

CITY PLANNING COMMISSION

**Minutes of Meeting of the City Planning Commission, Held in Room 16., City Hall,
Wednesday, March 19, 1969**

Donald H. Elliott, Chairman; Lawrence M. Orton, Vice-Chairman; Walter McQuade, Chester Rapkin and Beverly M. Spatt, Commissioners.
Escused—James G. Sweeney, Commissioner.

The Commission met pursuant to adjournment.

(Roll call at 10 a. m.)

No. 1

APPROVAL OF MINUTES of Special Meeting of November 4, 1968, as printed in THE CITY RECORD of November 9, 1968.

On motion, unanimously approved.

I. REPORTS

URBAN RENEWAL AND HOUSING

BOROUGH OF MANHATTAN

No. 2

(CP-20659)

IN THE MATTER OF communication, dated February 3, 1969 from the Housing and Development Administration, submitting, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, an amended Plan (2d Revision) for the Milbank-Frawley Circle I. Community Development Project within Harlem Model City Community Development Area, providing for an enlargement of Site 9 by the addition thereto of property on the southerly side of East 120th Street and the northerly side of East 119th Street, west of Park Avenue (Lots 30, 31, 32, 41, 141 in Block 1746; 68-70 East 120th Street, 73-77 East 119th Street), Borough of Manhattan

(On February 19, 1969, Cal. No. 20, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 30, the hearing was closed)

On motion, the following favorable report was unanimously adopted:
Approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York of an amended Plan (2nd Revision) for the Milbank-Frawley Circle I Community Development Project within Harlem Model City Community Development Area, Borough of Manhattan.

March 19, 1969.

On February 3, 1969, the Housing and Development Administration submitted to the City Planning Commission for approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, an amended plan (2nd Revision) for the Milbank-Frawley Circle I Community Development Project within Harlem Model City Community Development Area.

The amended plan (2nd Revision) modifies the plan approved by the City Planning Commission on August 16, 1967 (CP-19888) and by the Board of Estimate on September 21, 1967, Cal. No. 62, and subsequently amended by a plan approved by the City Planning Commission on October 16, 1968, (CP-20407) and by the Board of Estimate on November 21, 1968, Cal. No. 6.

In the original plan (CP-19888) Site 9 (Block 1746, Lots 21, 28, and 42 through 45) was designated for clearance and redevelopment with low income housing. In the first amended plan (CP-20407) this site was enlarged by adding Lots 46-52 on Block 1746 and its designation changed to clearance and redevelopment with community facilities and low income housing.

The amended plan now under consideration comprises the enlargement of Site 9 by the addition of 5 lots (Lots 30, 31, 32, 41 and 141 on Block 1746, 68-70 East 120th Street, 71-75 East 119th Street). The enlarged site is required because a determination was made to build a larger facility than originally contemplated.

The enlarged site would include lots 42 through 52, 21, 28, 41, 141, 30, 31 and 32 in Block 1746. This site is located on the east side of Madison Avenue and extends easterly through 77 East 119th Street and 70 East 120th Street. This site was approved by the Site Selection Board on November 18, 1968 as the site for a Central Harlem Neighborhood Family Care Center.

On February 19, 1969, Cal. No. 20, the City Planning Commission fixed March 5, 1969 as the date for a public hearing on the amended plan. The hearing was duly held on March 5, 1969, Cal. No. 30. There were no appearances and the hearing was closed.

Findings and Approval

The City Planning Commission finds that the changes in the Community Development Plan for the Milbank Frawley Circle Project, as provided for in the proposed revision, does not substantially alter the basic elements of the previously approved plan and does not affect the Commission's findings in its report on the original plan dated August 16, 1967. (CP-19888). These findings are hereby declared applicable to the amended (2d Revision) Community Development Plan.

The City Planning Commission hereby certifies its unqualified approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of this amended plan (2d Revision) for the Milbank Frawley Circle I Community Development Project within the Harlem Model City Community Development Area, Borough of Manhattan, as submitted by the Housing and Development Administration on February 3, 1969.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

BOROUGH OF BROOKLYN

No. 3

(CP-20655)

IN THE MATTER OF designation, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the area bounded by **Scholes Street, Bushwick Avenue, Seigel Street, Humboldt Street, Flushing Avenue, Broadway and Manhattan Avenue, Borough of Brooklyn, as an Area appropriate for Urban Renewal (Lindsay Park-Bushwick Avenue Community Development Area).**

(On February 19, 1969, Cal. No. 21, the Commission fixed March 5, 1969 for a hearing; on March 5 1969, Cal. No. 31, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:
Designation, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the area bounded by Scholes Street, Bushwick Avenue, Seigel Street, Humboldt Street, Flushing Avenue, Broadway and Manhattan Avenue, Borough of Brooklyn, as an Area Appropriate for Urban Renewal (Lindsay Park-Bushwick Avenue Community Development Area)

March 19, 1969.

On February 19, 1969, Cal. No. 21, the City Planning Commission authorized a public hearing on the designation of the area bounded by Scholes Street, Bushwick Avenue, Seigel Street, Humboldt Street, Flushing Avenue, Broadway and Manhattan Avenue, Borough of Brooklyn (Lindsay Park-Bushwick Avenue Community Development Area), pursuant to Section 504, Article 15 of the General Municipal Law

A combined public hearing on this designation and the Community Development Plan for the Lindsay Park-Bushwick Avenue Area (CP-20656) was held on March 5, 1969, Cal Nos 31 and 32. Remarks made at the hearing are noted in the report on the Plan (CP-20656; March 19, 1969).

Present development in the area under consideration generally consists of old-law tenements of obsolete design and in deteriorated condition. Many of the buildings have been burned out and constitute a hazard. The fire rate is one of the worst in the city and conditions continue to worsen. The only feasible way to treat with conditions in this area appears to be rather extensive clearance and redevelopment.

The City Planning Commission finds that the area bounded by Scholes Street, Bushwick Avenue, Seigel Street, Humboldt Street, Flushing Avenue, Broadway and Manhattan Avenue, Borough of Brooklyn, is appropriate for urban renewal for reasons hereinafore described.

The City Planning Commission hereby designates, pursuant to Section 504, Article 15 of the General Municipal Law of the State of New York, the hereinbefore described area as an Area Appropriate for Urban Renewal. The Commission recommends that the use and reuse of the area be residential with related facilities.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 4 (CP-20656)

IN THE MATTER OF communication, dated January 30, 1969, from the Housing and Development Administration, requesting **approval**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of a **Community Development Plan** for a project **within the Lindsay Park-Bushwick Avenue Urban Renewal Area**, Borough of Brooklyn, comprising the following sites:

(1) Block bounded by **Seigel Street, Graham Avenue, Moore Street, Manhattan Avenue**, excluding the Graham Avenue frontage (Block 3096, Lots 1-5, 7-13, 15-17, 28, 29, 31-34; 64-90 Seigel Street, 47-67 Moore Street, 42-60 Manhattan Avenue).

(2) Block bounded by Moore Street, Graham Avenue, Varet Street, Manhattan Avenue, excluding the Graham Avenue frontage (Block 3105, Lots 1, 2, 3, 5, 7, 9-15, 17, 18, 29, 31, 31, 33, 34, 36, 37, 38, 50; 40-64 Moore Street, 37-63 Varet Street, 22-40 Manhattan Avenue).

(3) Block bounded by Johnson Avenue, **Humboldt Street, Boerum Street**, Graham Avenue, excluding the Graham Avenue frontage (Block 3071, Lots 12-37; 174-196 Johnson Avenue, 135-153 Humboldt Street; 155-177 Boerum Street).

(4A) Block bounded by Boerum, Humboldt, **McKibbin Streets**, Graham Avenue, excluding the Graham Avenue frontage (Block 3080, Lots 10-12, 14-19, 24-31, 33-35; 154-176 Boerum Street, 115-133 Humboldt Street; 143-165 McKibbin Street).

(4B) Block bounded by McKibbin, Humboldt, Seigel Streets, Graham Avenue, excluding the Graham Avenue frontage (Block 3089, Lots 11-15, 17, 19, 20-22, 31, 33, 34, 35; 144-166 McKibbin Street, 95-13 Humboldt Street, 95-13 Humboldt Street; 117-139 Seigel Street).

(5) Block bounded by **Johnson, Bushwick Avenues**, Boerum, Humboldt Streets (entire Block 3072; 198-228 Johnson Avenue, 266-288 Bushwick Avenue, 179-209 Boerum Street, 142-160 Humboldt Street).

(6A) Block bounded by Boerum Street, Bushwick Avenue, McKibbin, Humboldt Streets (entire Block 3081; 178-208 Boerum Street, 290-312 Bushwick Avenue, 167-201 McKibbin Street, 122-140 Humboldt Street).

(6B) Block bounded by McKibbin Street, Bushwick Avenue, Seigel, Humboldt Streets (entire Block 3090; 168-200 McKibbin Street, 314-336 Bushwick Avenue, 141-175 Seigel Street, 102-120 Humboldt Street), Borough of Brooklyn.

(On February 19, 1969, Cal. No. 22, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 22 the hearing was closed.)

On motion, the following favorable report was unanimously adopted:
Approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of a Community Development Plan for a project within the Lindsay Park—Bushwick Avenue Urban Renewal Area, Borough of Brooklyn.

March 19, 1969.

On January 30, 1969, the Housing and Development Administration submitted to the City Planning Commission a Community Development Plan for a project within the Lindsay Park-Bushwick Avenue Urban Renewal Area, Borough of Brooklyn, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York comprising the following sites:

(1) Block bounded by Seigel Street, Graham Avenue, Moore Street, Manhattan Avenue, excluding the Graham Avenue frontage (Block 3096, Lots 1-5, 7-13, 15-17, 28, 29, 31-34; 64-90 Seigel Street 47-67 Moore Street, 42-60 Manhattan Avenue).

(2) Block bounded by Moore Street, Graham Avenue, Varet Street, Manhattan Avenue, excluding the Graham Avenue frontage (Block 3105, Lots 1, 2, 3, 5, 7, 9-15, 17, 18, 29, 31, 33, 34, 36, 37, 38, 50; 40-64 Moore Street, 37-63 Varet Street, 22-40 Manhattan Avenue).

(3) Block bounded by Johnson Avenue, Humboldt Street, Boerum Street, Graham Avenue, excluding the Graham Avenue frontage (Block 3071, Lots 12-37; 174-196 Johnson Avenue, 135-153 Humboldt Street, 155-177 Boerum Street).

(4-A) Block bounded by Boerum, Humboldt, McKibbin Streets, Graham Avenue, excluding the Graham Avenue frontage (Block 3080, Lots 10-12, 14-19, 24-31, 33-35; 154-176 Boerum Street, 115-133 Humboldt Street; 143-165 McKibbin Street).

(4-B) Block bounded by McKibbin, Humboldt, Seigel Streets, Graham Avenue, excluding the Graham Avenue frontage (Block 3089, Lots 11-15, 17, 19, 20-22, 31, 33, 34, 35; 144-166 McKibbin Street, 95-113 Humboldt Street; 117-139 Seigel Street).

(5) Block bounded by Johnson and Bushwick Avenues, Boerum and Humboldt Streets (entire Block 3072; 198-228 Johnson Avenue, 266-288 Bushwick Avenue, 179-209 Boerum Street, 142-160 Humboldt Street).

(6-A) Block bounded by Boerum Street, Bushwick Avenue, McKibbin, Humboldt Streets (entire Block 3081; 178-208 Boerum Street, 290-312 Bushwick Avenue, 167-201 McKibbin Street, 122-140 Humboldt Street).

(6-B) Block bounded by McKibbin Street, Bushwick Avenue, Seigel and Humboldt Streets (entire Block 3090; 168-200 McKibbin Street, 314-336 Bushwick Avenue, 141-175 Seigel Street, 102-120 Humboldt Street), Borough of Brooklyn.

In connection with the Community Development Plan for the Lindsay Park-Bushwick Area, the City Planning Commission has initiated an action to designate the area bounded by Scholes Street, Bushwick Avenue, Seigel Street, Humboldt Street, Flushing Avenue, Broadway and Manhattan Avenue, Borough of Brooklyn, as an area appropriate for urban renewal (Lindsay Park-Bushwick Avenue Community Development Area), pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York. This action is the subject of a separate report (CP-20655, March 19, 1969).

In the Community Development Plan, as submitted by the Housing and Development Administration, it is stated:

"The proposed plan for this portion of the Lindsay-Bushwick Community Development Area is intended to eliminate, arrest, and prevent blight and blighting influences in the plan area. To accomplish this, it is proposed to: remove substandard and insanitary structures and improvements; eliminate blighting environmental influences; provide needed public facilities; eliminate impediments to land assemblage and development; provide relocation housing in advance of dislocation to ease the process of renewal; provide new low and moderate income housing; and generally establish a superior living environment for the residents of the area."

It is proposed to acquire and clear the sites and to redevelop them with new housing for low and moderate income families, and with community facilities and other appropriate public improvements.

The Housing and Development Administration further notes that "this plan represents an approach to neighborhood renewal characterized by heavy emphasis on so-called "Vest Pocket" construction of both public housing and housing aided under other programs, on a scale that fits into the present neighborhood, and provides for additional community facilities, open space, and other amenities. This plan is consistent with overall objectives for the community and makes use of community participation in the development and implementation of these proposals."

Public Hearing

On February 19, 1969, Cal. No. 22, the City Planning Commission fixed March 5, 1969 as the date for a public hearing on the proposed Lindsay Park-Bushwick Avenue Community Development Plan. The Commission also fixed March 5, 1969 as the date for a public hearing on the related urban renewal designation. The combined hearing was duly held on March 5, 1969, Cal. Nos. 31 and 32.

The Director of Planning and Technical Services of the Housing and Development Administration described existing conditions and outlined plans for the area.

Speakers at the hearing included representatives of local organizations, including the Community Action Center, Community Development Agency, Williamsburg Clergy Association, Spanish American Civic Organization, Lindsay Park Housing Corporation, Williamsburg Community Corporation, Williamsburg Settlement, Puerto Rican Women, Southside Community Association and Community Civic League, residents and businessmen in the area, clergymen and a Councilman representing the area. While generally in favor of renewal for this area, reservations were expressed with regard to specific aspects of the plan, including relocation.

Many speakers requested first choice for new apartments for those who had been relocated, and preference in the new structures for the residents of the immediate area. They proposed that redevelopment proceed in stages, enabling people to be relocated within the new buildings.

Other statements in this regard concerned the desire for a higher percentage of low-income apartments to be built, lower rents to accommodate the very poor, the development of child care and health centers, additional redevelopment sites in the future, construction of larger apartments (seven rooms and up) to fit family size in the area, adequate relocation sites, project sponsorship by local groups, and a specific plan involving all acquired sites.

Two individuals, one representing 13 Manhattan Avenue merchants, objected to the acquisition of their stores on Sites 1 and 2 on the grounds that they formed a unique fabric market complex which should be preserved.

The Commission is also in receipt of a letter from a representative of the Williamsburg Merchants Association stating their case for the preservation of the Manhattan Avenue fabrics market.

Three other communications were received by the Commission, one from an assemblyman and two from local residents voicing support for the plan and project with reservations similar to those expressed at the hearing.

The Commission has given a careful consideration to the information submitted at the hearing. Many of the concerns which were expressed are important and relevant.

In connection with the matter of relocation, we find that the project involves a substantial amount of relocation which will have to take place at generally the same time as relocation for other improvements in the Williamsburg area. We have requested the Housing and Development Administration to supply us with estimates of relocation anticipated in the Williamsburg area over the next few years and the resources which will be available to meet this need. The Administration has furnished us with information indicating that reasonable relocation resources will be available. However, relocation will have to be carried out in a careful manner with sensitivity to the needs of the families who are displaced, and minimum disruption of the community. Those who are displaced will have priority for apartments in the new construction, as was urged by many at the hearing.

The Housing and Development Administration has informed us that they will consider the matter of staging the development as was recommended. This will depend upon a building-by-building inspection to determine whether or not there are sufficient buildings in acceptable condition to permit the establishment of a "holding area" pending the completion of other sections of the development.

The question regarding the Manhattan Avenue frontages which are occupied by textile firms has been brought to the attention of the Housing and Development Administration. They advise that this matter will be discussed with the operators of the business involved with a view to a satisfactory solution to this problem.

There were a number of recommendations that the development include a high percentage of low-rent apartments in order to provide for low income people now living in Williamsburg. The plan provides for not less than 50 per cent of the housing units to be for occupancy by families of low income. It is understood that the percentage of low income units is to be substantially higher than this minimum, probably about 70 per cent. We urge the Housing and Development Administration to give careful attention to this matter in order to insure that adequate provisions are made for low income families as well as to insure a balanced and stable community.

With respect to community facilities we recommend that, when specific projects to implement the renewal plan are developed, they include, in so far as feasible, space for classrooms for Board of Education Early Childhood and Kindergarten programs and for day care centers.

The leasing of classrooms for the Board of Education from the Housing Authority would help to alleviate any overcrowding in the surrounding schools which may result from the new construction. It is understood that other community space would also be provided in Housing Authority projects in accordance with accepted practice.

Findings and Approval

The City Planning Commission hereby certifies that the proposed Community Development Plan for the Lindsay Park-Bushwick Avenue Project in the Lindsay Park-Bushwick Avenue Community Development Area complies with the provisions of Section 502, Article 15 of the General Municipal Law of the State of New York and conforms to the Comprehensive Community Plan for the development of the municipality as a whole and is consistent with local objectives.

The Commission certifies that the Community Development Plan, insofar as it has been developed for the Lindsay Park-Bushwick Avenue Area, is in conformity with the findings and designation of the Lindsay Park-Bushwick Avenue Community Development Area under Section 504, Article 15 of the General Municipal Law as adopted by the City Planning Commission on March 19, 1969 (CP-20655).

The City Planning Commission hereby certifies its unqualified approval of the Community Development Plan for the Lindsay Park-Bushwick Avenue Area Project in the Lindsay Park-Bushwick Avenue Community Development Area pursuant to Section 505, Article 15 of the General Municipal Law of the State of New York.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

(Concurring statement by Commissioner Spatt follows.)

March 19, 1969.

CONCURRING REPORT OF COMMISSIONER BEVERLY MOSS SPATT

I concur with the majority report with two additions. In formulating a meaningful development plan within which urban growth may take place, a realistic relocation process

is of prime importance. Relocation must utilize the latest techniques and take into consideration comprehensive, long-range social, economic and physical goals.

In approving the Lindsay Park-Bushwick Avenue Community Development Plan, 900 families will be dislocated. I do not believe that there exists an adequate specific relocation plan for these families. These are the very people who because of the present paucity of low- and moderate-income housing will be unable to find a place to relocate. This difficult situation is compounded by the fact that a very large number of these families are non-white and thus will have a greater difficulty in finding "a decent home and suitable living environment."

Therefore I recommend.

(1) Approval should be given based on assurance of adequate housing resources to meet the relocation demand. (The present facts and figures are much too vague.)

(2) A new relocation agency should be created which will be adequately financed and professionally staffed so that it may do a thorough job of data gathering concerning availability of location and type of housing stock, and of programming available units to meet the needs of displaced families. Such an agency must integrate the social and welfare services into the relocation process.

Relocation must become a positive instrument. Those most vulnerable, the poor, the old, the minority must no longer suffer from demolition whether it be from public improvement, urban renewal or Model Cities. The City of New York cannot continue in good conscience to approve projects until it has approved a realistic workable program for displaced families.

No. 5

(CP-20657)

IN THE MATTER OF (1) Designation, pursuant to Section 504, Article 15, of the General Municipal Law (Urban Renewal Law) of the State of New York, of the **area bounded by Broadway, Granite Street**, northerly line of Lot 15, westerly line of Lots 52 through 50 in Block 3461, Furman Avenue, northerly line of Lot 16 and its westerly prolongation, easterly line of Lots 16, 15, 13, northerly line of Lot 58 in Block 3466 and **Aberdeen Street**, Borough of Brooklyn, as an **Area Appropriate for Urban Renewal (Bushwick I Community Development Area)**;

(2) Modification of Master Plan of Sections Containing Areas Suitable for Development and Redevelopment, comprising the enlargement of Section BN 32, a Section Containing Deteriorating Areas Suitable for Predominantly Residential Use, by the addition thereto of the area hereinbefore described, Borough of Brooklyn.

(On February 19, 1969, Cal. No. 23, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 33, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

- (1) *Designation, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the area generally bounded by Broadway, Granite Street, an irregular property line north of Broadway, and Aberdeen Street, Borough of Brooklyn as an area appropriate for Urban Renewal (Bushwick I Community Development Area).*
- (2) *Modification of the Master Plan of Sections Containing Areas Suitable for Development and Redevelopment, pursuant to Section 197 of the New York City Charter, comprising the enlargement of Section BN 32.*

March 19, 1969.

On February 19, 1969, (Cal. No. 23), the Commission adopted a resolution fixing March 5, 1969 as the date for a public hearing on the following matters: (1) Designation of the area bounded by Broadway, Granite Street, northerly line of Lot 15, westerly line of Lots 52 through 50 in Block 3461, Furman Avenue, northerly line of Lot 16 and its westerly prolongation, easterly line of Lots 16, 15, 13, northerly line of Lot 58 in Block 3466 and Aberdeen Street, Borough of Brooklyn, as an Urban Renewal Area (Bushwick I Community Development Area), pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York; and (2) Modification of the Master Plan of Sections Suitable for Development and Redevelopment, comprising the enlargement of Section BN 32, a Section Containing Deteriorating Areas Suitable for Predominantly Residential Use by the addition thereto of the area hereinbefore described.

The area under consideration includes a number of vacant lots, formerly occupied by deteriorated and dilapidated buildings which were demolished, and a number of brick and frame multiple dwellings. Most of these are in poor condition and two are dilapidated and vacant. The most effective and appropriate way to deal with this area would be clearance and redevelopment.

A combined public hearing on this designation and Master Plan modification, the

Community Development Plan for the Bushwick I Area (CP-20658) and a Plan and Project for a Federally-aided public housing project in the Bushwick I Community Development Area (CP-20660) was held on March 5, 1969, Cal. Nos. 33, 34 and 35. Remarks made at the public hearing are noted in the report on the Community Development Plan (CP-20656, March 19, 1969).

The City Planning Commission finds that the area bounded by Broadway, Granite Street, an irregular property line north of Broadway, and Aberdeen Street, Borough of Brooklyn, (comprising Lots 1, 3-6, 8, 12-15, 50-57 in Block 3461, and Lots 1, 3-9, 11, 13, 15, 16, 58, 59 in Block 3466; 1813-1861 Broadway, 2-20 Granite Street, 2-22 and 1-25 Furman Avenue, 1-11 Aberdeen Street, Borough of Brooklyn) is appropriate for urban renewal for the reasons hereinbefore described.

The City Planning Commission hereby designates, pursuant to Section 504, Article 15 of the General Municipal Law of the State of New York, the hereinbefore described area as an Area Appropriate for Urban Renewal. The Commission recommends that the reuse of the area be residential with related facilities.

The City Planning Commission, pursuant to Section 197 of the New York City Charter, hereby adopts a modification of the Master Plan of Sections Suitable for Development and Redevelopment, comprising the enlargement of Section BN 32, a Section Containing Deteriorating Areas Suitable for Predominantly Residential Use by the addition thereto of the area hereinbefore described, Borough of Brooklyn.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 6

(CP-20658)

IN THE MATTER OF communication, dated February 3, 1969, from the Housing and Development Administration requesting approval pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of **Bushwick I Community Plan for the area bounded by Broadway, Granite Street**, an irregular property line north of Broadway, **and Aberdeen Street** (comprising Lots 1, 3, 4, 5, 6, 8, 12, 13, 14, 15, 50, 51, 52, 53, 54, 55, 56, 57 in Block 3461 and Lots 1, 3, 4, 5, 6, 7, 8, 9, 11, 13, 15, 16, 58, 59 in Block 3466; 1813-1861 Broadway, 2-20 Granite Street, 2-22 and 1-25 Furman Avenue, 1-11 Aberdeen Street), Borough of Brooklyn.

(On February 19, 1969, Cal. No. 24, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 34, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

Approval, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of The State of New York of a Community Development Plan for Bushwick I Project, Borough of Brooklyn.

March 19, 1969.

On February 3, 1969 the Housing and Development Administration submitted to the City Planning Commission a Community Development Plan for the Bushwick I Project, pursuant to Section 505, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York to be developed within the Bushwick I Community Development Area.

The Bushwick I Community Development Area is bounded by Broadway, Granite Street, an irregular property line north of Broadway, and Aberdeen Street (comprising Lots 1, 3-6, 8, 12-15, 50-57 in Block 3461 and Lots 1, 3-9, 11, 13, 15, 16, 58, 59 in Block 3466 and a portion of the Furman Avenue road bed; 1813-1861 Broadway, 2-20 Granite Street, 2-22 and 1-25 Furman Avenue, 1-11 Aberdeen Street) Borough of Brooklyn.

In connection with the development plan for the Bushwick I Area, the City Planning Commission has initiated action to designate the Bushwick I Community Development Area as an Area Appropriate for Urban Renewal, pursuant to Section 504, Article 15 of the General Municipal Law, (CP-20657, dated March 19, 1969) and to adopt a modification of the Master Plan of Sections Containing Areas Suitable for Development and Redevelopment comprising the enlargement of Section BN 32 by the addition of the Bushwick I Area (CP-20657, dated March 19, 1969).

On February 5, 1969, the New York City Housing Authority submitted to the City Planning Commission a Plan and Project for a Federally-aided public housing project in the Bushwick I Community Development Area, to develop approximately 194 dwelling units.

Approval of the housing project, pursuant to Section 150 of the New York State Public Housing Law, is the subject of a separate report CP-20660, dated March 19, 1969.

In the letter dated February 3rd, 1969 the Commissioner of the Department of Development, Housing and Development Administration states that approval of this plan

is being requested in order to facilitate development of one of the few available under-utilized parcels in the community, providing about 145 new dwelling units of land much of which is presently vacant. 38 families and five businesses with 12 jobs will have to be relocated.

"This Plan represents use of the vest-pocket approach in its most specific form and is but the first of several such proposals which we expect to be produced for the Bushwick Area."

The Community Development Plan provides for closing of Furman Street within the project area. This action will require a separate public hearing and the approval of the City Planning Commission and the Board of Estimate.

Public Hearing

On February 19, 1969 the City Planning Commission fixed March 15, 1969 as the date for a public hearing on the Community Development Plan and on the related urban renewal designation and master plan modification and public housing project. A combined hearing on these matters was held on March 5, 1969, Cal. Nos. 33, 34 and 35.

Speakers at the hearing were generally in favor of the proposals but had reservations regarding specific aspects of the project. Representatives of the Bushwick Housing Committee were concerned about the height and location of buildings. A representative of the Bushwick Community Corporation and a local property owner noted deteriorating conditions in the area and the need for new development.

Findings and Approval

The City Planning Commission hereby certifies that the proposed Community Development Plan for the Bushwick I Project in the Bushwick I Community Development Area complies with the provisions of Section 502, Article 15 of the General Municipal Law of The State of New York and conforms to the Comprehensive Community Plan for the development of the municipality as a whole and is consistent with local objectives.

The Commission certifies that the Community Development Plan, insofar as it has been developed for the Bushwick I Area, is in conformity with the findings and designation of the Bushwick I Community Development Area under Section 504, Article 15 of The General Municipal Law as adopted by the City Planning Commission on March 19, 1969 (CP-20657).

The City Planning Commission hereby certifies its unqualified approval of the Community Development Plan for the Bushwick I Project in the Bushwick I Community Development Area pursuant to Section 505, Article 15 of the General Municipal Law of The State of New York.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 7

(CP-20660)

IN THE MATTER OF communication, dated February 5, 1969, from the New York City Housing Authority, requesting approval, pursuant to Section 150 of the New York State Public Housing Law, of a Plan and Project for a Federally-aided public housing project in the **Bushwick I Community Development Area, bounded by Broadway, Granite Street**, an irregular property line north of Broadway and **Aberdeen Street**, and comprising Lots 1, 3, 4, 5, 6, 8, 12, 13, 14, 15, 50 to 57 inclusive in Block 3461; and Lots 1, 3, 4 to 9 inclusive, 11, 13, 15, 16, 58, 59 in Block 3466, Borough of Brooklyn.

(On February 19, 1969, Cal. No. 25, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 35, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

Approval, pursuant to Section 150 of the Public Housing Law of a Plan and Project for a Federally aided public housing project within the Bushwick I Community Development Area, Borough of Brooklyn.

March 19, 1969.

In a communication dated February 17, 1969, the New York City Housing Authority requested approval, pursuant to Section 150 of the New York State Public Housing Law, of a Plan and Project, tentatively designated as Broadway-Furman Avenue Area, to be developed in the Bushwick I Community Development Area, bounded by Broadway, Granite Street, an irregular property line north of Broadway and Aberdeen Street, (Block 3461, Lots 1, 3-6, 8, 12-15, 50-57; Block 3466, Lots 1, 3-9, 11, 13, 15, 16, 58 and 59) Borough of Brooklyn.

The City Planning Commission has initiated action to designate the housing site as an Area Appropriate for Urban Renewal (Bushwick I Community Development Area; CP-20657, March 19, 1969) and to modify the Master Plan of Sections Containing Areas

Suitable for Development and Redevelopment comprising the enlargement of Section BN-32 by the addition of the housing site, (CP-20657, March 19, 1969). On February 3, 1969 the Housing and Development Administration submitted for approval the Bushwick I Community Development Plan for an area coterminous with the housing site, pursuant to Section 505, Article 15 of the General Municipal Law. This Plan is the subject of a separate report (CP-20658) dated March 19, 1969. The housing project conforms to this Plan.

The site submitted by the New York City Housing Authority includes a portion of the bed of Furman Street. The closing of this street will require a separate public hearing and the approval of the City Planning Commission and the Board of Estimate.

The Housing Authority's tentative plans include two buildings, each 12 stories in height with maximum feasible setback from the Broadway frontage, with about 194 dwellings. The project site is 95,058 square feet (2.18 acres) in area.

The Broadway frontage of the site is zoned C2-3 to a depth of 100 feet. The remainder of the site is zoned R6. It is understood that the development will conform to this zoning.

The New York City Housing Authority will provide community facilities on the site for the use of both the project tenants and neighborhood residents. The type and size of these facilities will be determined after studies by the Housing Authority staff. In this connection it is suggested that the Housing Authority give consideration to the establishment of a day care center in this project.

Public Hearing

On February 19, 1969, the City Planning Commission fixed March 5, 1969 as the date for a public hearing on this project, and on the related urban renewal designation, master plan modification and community development plan. A combined hearing on these matters was held on March 5, 1969, Cal. Nos. 33, 34, 35.

Speakers at the hearing were generally in favor of the proposals but had reservations regarding specific aspects of the project. Representatives of the Bushwick Housing Committee were concerned about the height and location of the buildings. A representative of the Bushwick Community Corporation and a local property owner noted deteriorating conditions in the area, and the need for new development.

Findings and Conclusions

The Commission finds that the Plan and Project for the Federally-aided public housing project tentatively designed as the Broadway-Furman Avenue Area, within the Bushwick I Community Development Area conforms to the general plan for the City's future growth and the relevant part of the Master Plan so far as adopted.

The City Planning Commission hereby approves, pursuant to Section 150 of the New York State Public Housing Law, a Federally-aided public housing project tentatively designated as Broadway-Furman Avenue Area, to be developed in the Bushwick I Community Development Area, as hereinbefore described, in the Borough of Brooklyn.

DONALD H ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUAIDE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

BOROUGH OF QUEENS

No. 8

(CP-20619)

IN THE MATTER OF **designation**, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, **of the area bounded by 15th Avenue, 130th Street**, an irregular property line at a distance varying from approximately 30 to 360 feet north of the **northerly line of 15th Avenue and 136th Street**, Borough of Queens, **as an Urban Renewal Area (Addition to College Point Industrial Area)**.

(On January 29, 1969, Cal. No. 10, the Commission fixed February 19, 1969 for a hearing; on February 19, 1969, Cal. No. 39, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

Designation, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of the area bounded by 15th Avenue, 132d Street, an irregular property line at a distance varying from approximately 100 to 280 feet north of the northerly line of 15th Avenue and 138th Street, Borough of Queens, as an Urban Renewal Area (Addition to College Point Industrial Area).

March 19, 1969

On January 29, 1969, the City Planning Commission initiated a proceeding to designate the area bounded by 15th Avenue, 130th Street, an irregular property line at a distance varying from approximately 30 to 360 feet north of the northerly line of 15th Avenue and 136th Street, Borough of Queens, as an addition to the College Point

Industrial Area, previously designated as an area appropriate for urban renewal, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York.

This area is adjacent to and would form a northerly extension to the College Point Industrial Development Urban Renewal Area. The College Point Industrial Area was designated by the City Planning Commission as an area appropriate for urban renewal on September 11, 1967. The area previously designated is bounded by 15th Avenue, Whitestone Parkway, Flushing River, Flushing Bay, 28th Avenue, 127th Street, 25th Road, 128th Street, 25th Avenue, 130th Street, 23d Avenue, 129th Street, 22d Avenue and 130th Street, Borough of Queens.

On January 27, 1969 the Housing and Development Board submitted a first phase renewal plan, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) for the College Point Industrial Park. This plan relates to several sites within the renewal area as proposed to be enlarged. The plan is the subject of a separate report, CP-20620, dated March 19, 1969, Cal. No. 9.

Public Hearing

On January 29, 1969, Cal. No. 10, the City Planning Commission fixed February 19, 1969 as the date for a public hearing on the proposed urban renewal designation and on the urban renewal plan (CP-20620).

A combined hearing on both matters was duly held on February 19, 1969. The statements made at the hearing related principally to certain aspects of the College Point Industrial Development Plan I and are discussed in the report on that plan (CP-20620).

The additional area which was proposed to be designated as appropriate for urban renewal comprises substantially a vacant undeveloped area adjacent to the northerly boundary of the previously designated area. In the light of the information submitted at the public hearing and as a result of further discussions with local community representatives, it was determined that the boundaries of the area which was proposed to be designated should be modified as follows:

- a. Delete area between 130th and 132d Streets.
- b. Delete area between 135th and 136th Streets north of a line approximately 175 feet north of 15th Avenue.
- c. Add area between 136th and 138th Streets from 15th Avenue to a line approximately 200 feet north of 15th Avenue.

The additional area presently under consideration is proposed to be developed as part of a recreational area in connection with the overall development of the industrial park. This recreational area is required to provide for replacement of existing recreational facilities in the College Point Industrial Park and also to buffer adequately the residential community from the proposed new industrial uses. The Commission consequently determined that the designation of the additional area was necessary in order to permit appropriate development of the industrial park.

The Commission finds that the additional area under consideration as part of the College Industrial Urban Renewal Area is necessary for the effective renewal of this area and that the designation of this area conforms to the Commission's general plans for the City's future growth and to the relevant parts of the Master Plan so far as adopted.

The City Planning Commission hereby designates the area bounded generally by 15th Avenue, 132d Street, a line approximately 100 feet south of 14th Road, a line approximately 125 feet east of 132d Street, 14th Road and its easterly prolongation, 135th Street, a line approximately 200 feet north of 15th Avenue and 138th Street, Borough of Queens, as an addition to the College Point Industrial Park Area, previously designated as an area appropriate for urban renewal, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York.

The City Planning Commission recommends that the predominant use and reuse of the area be for recreational and landscaping purposes as part of the College Point Industrial Park.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 9

(CP-20620)

IN THE MATTER OF communication, dated January 27, 1969 from the Housing and Development Administration, requesting **approval**, pursuant to Article 15 of the General Municipal Law (Urban Renewal Law) of the State of New York, of **College Point Industrial Development Plan I, for several parcels within the College Point Industrial Urban Renewal Area**, bounded generally by 15th Avenue, Whitestone

Expressway, Flushing River, Flushing Bay, 28th Avenue, 127th Street, 25th Road, 128th Street, 25th Avenue, 130th Street, 23d Avenue, 129th Street, 22d Avenue, 130th Street and an irregular line at a distance varying from approximately 30 to 300 feet north of the northerly line of 15th Avenue and 136th Street, Borough of Queens.

(On January 29, 1969, Cal. No. 11, the Commission fixed February 19, 1969 for a hearing; on February 19, 1969, Cal. No. 40, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

Approval, pursuant to Article 15, of the General Municipal Law (Urban Renewal Law) of the State of New York, of College Point Industrial Development Plan I, for several parcels within the College Point Industrial Urban Renewal Area, Borough of Queens.

March 19, 1969.

On January 27, 1969, the Housing and Development Administration submitted to the City Planning Commission for approval, pursuant to Article 15 of the General Municipal Law) of the State of New York, the College Point Industrial Development Plan I, involving several parcels within the College Point Industrial Urban Renewal Area, bounded generally by 15th Avenue, Whitestone Expressway, Flushing River, Flushing Bay, 28th Avenue, 127th Street, 25th Road, 128th Street, 25th Avenue, 130th Street, 23d Avenue, 129th Street, 22d Avenue, 130th Street and an irregular line at a distance varying from approximately 30 to 360 feet north of the northerly line of 15th Avenue and between 132d and 136th Streets, Borough of Queens.

The present proposal represents the first step in the industrial development of the College Point area which was designated as an area appropriate for urban renewal for predominantly industrial use on September 11, 1967, by the City Planning Commission.

The three sites as subsequently modified comprising the first phase plan (Plan I) for the College Point Industrial area are as follows.

DEVELOPMENT AREA I

Beginning at an intersection of the southerly line of Lot 49 of Block 4101 and the westerly line of Lot 68 of Block 4101,

Thence, easterly along the northerly line of Lot 68 of Block 4101 to its intersection with the westerly line of Lot 56 of Block 4101.

Thence, northerly along the westerly line of Lot 56 of Block 4101 to its intersection with the southerly line of 14th Road,

Thence, easterly along the southerly line of 14th Road and its prolongation to a point on the easterly line of 133d Place a distance of 290 feet north of the northerly line of 15th Avenue,

Thence, northerly along the easterly line of 133d Place to its intersection with the northerly line of Lot 52 of Block 4102,

Thence, easterly along the northerly lines of Lots 52 and 13 of Block 4102 to its intersection with the westerly line of 135th Street,

Thence, southerly along the westerly line of 135th Street to a point 165 feet north of the northerly line of 15th Avenue,

Thence, easterly along a line roughly paralleling the northerly line of 15th Avenue to a point on the easterly line of 136th Street 230 feet north of the northerly line of 15th Avenue,

Thence, southerly along the easterly line of 136th Street to its intersection with the northerly line of Lot 35 of Block 4104,

Thence, easterly along the northerly line of Lot 35 and 25 of Block 4104 to its intersection with the westerly line of 137th Street, and along a line roughly parallel to 15th Avenue, and to a point 155 feet on the easterly line of 137th Street north of the northerly line of 15th Avenue and along the northerly line of Lot 32 of Block 4105 to its intersection with the easterly line of Lot 46 of Block 4105.

Thence, northerly along the easterly line of Lot 46 of Block 4105 to its intersection with the northerly line of Lot 32 of Block 4105,

Thence, easterly along the northerly line of Lot 32 of Block 4105 to its intersection with the westerly line of 138th Street,

Thence, southerly along the westerly line of 138th Street to its intersection with the northerly line of 18th Avenue.

Thence, westerly along the northerly line of 18th Avenue to its intersection with the easterly line of 132d Street,

Thence, northerly along the easterly line of 132d Street to its intersection with the southerly line of 15th Avenue,

Thence, westerly along the southerly line of 15th Avenue to a point 30 feet west of the easterly line of 132d Street,

Thence, northerly a distance of 70 feet to the intersection of the northerly line of 15th Avenue and the easterly line of 132d Street and along the easterly line of 132d Street to the point or place of beginning.

DEVELOPMENT AREA SITE II

Beginning at the intersection of the center line of 139th Street and the northerly line of 15th Avenue,

Thence, easterly along the northerly line of 15th Avenue to its intersection with the westerly line of Whitestone Expressway,

Thence, southerly along the westerly line of Whitestone Expressway to its intersection with the southerly line of Lot 60 of Block 4245,

Thence, westerly along the southerly lines of Lot 60 and Lot 1 of Block 4245 and Lot 1 of Block 4244 (which coincides with center of 25th Avenue) to its intersection with the westerly line of Lot 1 of Block 4244.

Thence, northerly along the westerly line of Lot 1 Block 4244 (coinciding with the center line of 138th Street) and its prolongation through Lot 26 of Block 4244 to the center line of 23d Avenue,

Thence, westerly along the center line of 23d Avenue to its intersection with the center line of 137th Street.

Thence, northerly along the center line of 137th Street to its intersection with the southerly line of 20th Avenue and continuing along its prolongation to its intersection with the northerly line of 20th Avenue,

Thence, easterly along the northerly line of 20th Avenue to its intersection with the easterly line of Lot 1 of Block 4146,

Thence, northerly along the easterly line of Lot 1 of Block 4146, Lot 1 and Lot 42 of Block 4126 (which coincides with the center line of 141st Street) to a point 220 feet north of center line of 18th Avenue,

Thence, westerly (in a direction paralleling the northerly line of Lot 1 of Block 4126) a distance of 510 feet to the center line of 139th Street,

Thence, northerly along the center line of 139th Street, continuing across 15th Avenue, a distance of 70 feet to the northerly line of 15th Avenue, to the point or place of beginning.

DEVELOPMENT AREA III

Beginning at the intersection of the prolongation of the westerly line of 129th Street a distance of 30 feet from the southerly line of 22d Avenue with the center line of 22d Avenue,

Thence, easterly along the center line of 22d Avenue, to its intersection with the easterly line of Lot 34 of Block 4207,

Thence, southerly along the easterly line of Lots 34 and 29 of Block 4207 (which coincides with the center line of Linden Place) to its intersection with the northerly line of 23d Avenue,

Thence, easterly along the northerly line of 23d Avenue to its intersection with the easterly line of Linden Place,

Thence, southerly along the easterly line of Linden Place to its intersection with the southerly line of 23d Avenue,

Thence, westerly along the southerly line of 23d Avenue to its intersection with the westerly line of Lot 17 of Block 4236,

Thence, southerly along the easterly line of Lots 17 and 1 of Block 4236 (which coincides with the center line of Farrington Street) to its intersection with the southerly line of Lot 1 of Block 4236,

Thence, westerly along the southerly line of Lot 1 of Block 4236 and Lots 15 and 1 of Block 4235 (which coincides with the center line of 25th Avenue) to the easterly line of 130th Street,

Thence, southerly along the easterly line of 130th Street to its intersection with the southerly line of 25th Avenue,

Thence, westerly along the southerly line of 25th Avenue to its intersection with the westerly line along the southerly line of 25th Avenue to its intersection with the easterly line of Ulmer Street,

Thence, southerly along the easterly line of Ulmer Street to its intersection with the southerly line of 26th Avenue,

Thence, westerly along the southerly line of 26th Avenue to its intersection with the easterly line of 128th Street,

Thence, southerly along the easterly line of 128th Street to its intersection with the southerly line of 28th Avenue,

Thence, westerly along the southerly line of 28th Avenue to its intersection with the westerly line of 127th Street,

Thence, northerly along the westerly line of 127th Street to its intersection with the northerly line of 25th Road,

Thence, easterly along the northerly line of 25th Road to its intersection with the westerly line of 128th Street,

Thence, northerly along the westerly line of 128th Street to its intersection with the northerly line of 25th Avenue,

Thence, easterly along the northerly line of 25th Avenue to its intersection with the westerly line of 130th Street,

Thence, northerly along the westerly line of 130th Street to its intersection with the southerly line of 23d Avenue,

Thence, westerly along the southerly line of 23d Avenue to its intersection with the westerly line of 129th Street,

Thence, northerly along the westerly line of 129th Street and its prolongation to the center line of 22d Avenue to the point or place of beginning.

Plan I represents the first phase in the actual development of the industrial park. It is conducive with an overall plan which will be submitted subsequently to complete development. Plan I provides for the following uses:

1. Industrial—Industrial uses permitted under M1-1 zoning. In addition to standards prescribed for an M1-1 district in the Zoning Resolution, the urban renewal plan specifies additional operating and design guidelines to assure the highest possible performance.

2. Recreation—A recreation area of about 21 acres providing facilities for baseball, football and soccer, as well as other public recreation facilities to be suggested by the community.

Plan I provides that all properties not City-owned will be acquired and combined with City-owned land to provide three development sites, of some 130 acres. Sites II and III will be developed for industrial use, and Site I will provide recreation facilities (lots to be acquired are listed in Exhibit C, College Point Industrial Development Plan (I), January 21, 1969, rev. March 19, 1969).

In order to implement Plan I, the following actions will be taken, subject to future public hearings as required:

1. Rezoning of portions of the three sites from residential (R2, R3-2, and R4) to M1-1.

2. Demapping of George U. Harvey Memorial Playground, part of Site II.

3. Demapping of streets as required.

Site preparation will include placement of fill and extension of streets, sewers, waterlines, and street lighting as required.

Public Hearing

On January 29, 1969, Cal. Nos 10 and 11, the City Planning Commission fixed February 19, 1969, as the date for a public hearing on the College Point Industrial Development Plan (I) and also on the Addition to the designated College Point Industrial Renewal Area (the addition is the subject of a separate report, CP-20619).

A combined public hearing on the College Point Industrial Development Plan and the addition to the College Point Renewal Area was duly held on February 19, 1969, Cal. Nos 39 and 40.

While supporting the general concept of an industrial park in College Point, many of the speakers expressed opposition to specific aspects of Plan I and requested modifications. Controversial elements of Plan I included the extension of the urban renewal designation north of 15th Avenue, the width of the proposed buffer strip separating the residential area from the industrial sites and the concept of immediate development of only a few select sites as proposed in Plan I. Clarification of several policy matters was requested: phasing of replacement of recreation fields to be used for industrial sites, and treatment of private property both within the early action area and in the remainder of the area designated for industrial development.

Representatives from one sponsoring agency, the Economic Development Administration, and the Public Development Corporation noted the importance to the City of College Point Industrial Development area. The early action Plan was described as a sound and effective method to get development underway. The Executive Director of the Public Development Corporation prefaced his remarks by noting the beneficial working relationship which had been established with the College Point community in a series of meetings which had been called prior to this official hearing.

Local athletic groups were represented in large numbers at the hearing. Three College Point clubs have improved at their own expense land leased from the City within the boundaries of the area designated for industrial development. Their spokesman emphasized the importance of the athletic programs to the community and the dependence of their continued success on the availability of playing fields. Some 50 letters were received by the Commission and the Department asking that the fields not be taken away from the community. In response to these voices, the Executive Director of the Public

Development Corporation pointed out that except for the football field, no privately-maintained field would be touched in early action.

Several speakers requested that specific lots be excluded from the designated area or acquired by the City to prevent hardships to owners or to prospective buyers of privately-owned property. Two real estate agents represented clients anxious to develop property within the designated area, along the general concepts set down for the industrial park.

The Chairman of Planning Board 14-B, objected to the proposed 30 foot planted buffer strip prescribed in the Plan as being inadequate separation between industrial sites and surrounding residential areas, and requested a minimum 150 foot buffer.

A local Democratic leader objected to the extension of the College Point Industrial Area north of 15th Avenue. He demanded assurances that no athletic field would be displaced before receiving an adequate replacement. He also asked that development of the Industrial Area not rest with the completion of the peripheral sites included in Plan I.

The Flushing Chamber of Commerce voiced enthusiasm for the general plan, stating that many doubts concerning access, drainage and overall development had been answered adequately. The Chamber did urge that owners of property within the area designated for industrial development be allowed to develop their own property within concepts set for the park and in accordance with the overall plan.

The President of the Queens Chamber of Commerce demanded an overall program of development, calling for early action "piecemeal" development.

A petition from 63 families living in homes located just south of 28th Avenue and west of 120th Street was received prior to the hearing requesting exclusions from the area designated for industrial development. Though not affected by Plan I, their interests were considered as part of overall public reaction to the industrial park.

Consideration

The City Planning Commission and staff has worked for almost a decade to bring this project, as one of several in an industrial park program to retain the City's blue collar jobs, to fruition. In 1960 the Commission contracted a feasibility study which determined that the College Point swamp could be adequately drained, converting some 415 acres into highly productive land. The City did not have machinery to implement site preparation and marketing until mid-1966, when the Public Development Corporation was created pursuant to an Executive Order of Mayor Lindsay.

Follow-up technical studies by the firm of Haines, Lundberg and Waehler to develop a specific plan for implementation were jointly sponsored by the Department of City Planning and PDC. The entire area was designated as appropriate for industrial urban renewal in September 1967. Early acquisition was authorized for a number of parcels in January 1968 to stop residential development along property on the northern boundary.

The first phase urban renewal plan has been criticized as "piecemeal" planning and doubts have been expressed that current momentum will not carry through the development of the remainder of the College Point Industrial Park. To the contrary, this approach assures "follow-through" on a project which has been talked about for nearly 10 years. Based on careful planning studies, the Commission views this staged development as a sound way to launch a project of this magnitude which, when completed, will have a profound effect on the City's economy and tax base. In no way does this phased approach lessen the firm commitment of The City of New York to the coordinated overall development of the entire College Point Industrial Park.

Improvements which are slated to accompany the development of these early sites will draw other industry interested in locating in a controlled and attractive environment so close to the heart of the City. Sale or leasing of these first sites will bring in revenue which will supplement City funds towards the improvement of the remaining land for industrial and related development.

Subsequent to the public hearing, a number of meetings were held with various community groups to incorporate, where feasible, local needs and desires. The plan now includes significant modifications which were arrived at through close cooperation between local representatives, the Queens Office of the Department of City Planning and Public Development Corporation staff and consultants.

Additional acreage has been set aside for recreation, buffering has been increased, and a looped street system is proposed which will prohibit truck traffic through the residential neighborhood abutting the industrial area to the north. The economics of planning this industrial area have been stretched to the maximum to extend the amenities of buffering and recreation.

The Queens Office and PDC representatives will continue to work closely with the residents of College Point and Whitestone to insure compatible and smooth transition to industrial development.

Following is a Detailed Discussion of the Major Elements and Changes in Plan I

1. *Recreation*

A major concern of the community was the fate of at least six athletic organizations who depend upon the availability of ball fields for the success of their youth activities.

The three athletic clubs in College Point engage some 1,800 youths in baseball, soccer and football. The extensive vacant City-owned land presently leased to these groups within the area designated for industrial development has made these recreation programs possible. In recognition of the considerable and valuable community involvement in these athletic programs, the City is committed to providing land for the relocation of the fields so that there will be no disruption of activities. The Public Development Corporation has assured the Commission that no existing fields will be taken without an adequate replacement.

The College Point athletic clubs have indicated a strong preference for leasing and improving public land instead of using a completely developed public park. The possibility of a long-term lease is currently being explored so that the clubs can obtain fully the cooperation of the community in developing new fields.

These new fields will be supplemented by a public recreation area which is a replacement for the poorly-located and deteriorating portion of George U. Harvey Park, which would be best used as an industrial site. This portion of G. U. H. Park has two ball fields heavily used by three athletic organizations which draw their membership from Whitestone and Flushing. It will be replaced on an equal acreage basis and, moreover, developed with four ball fields.

To accommodate the private and public recreation facilities, Plan I is being amended to increase the area for that purpose from 16.5 to 21.5 acres.

2. *Boundary North of 15th Avenue*

A second major community concern has been extension of the urban renewal area north of 15th Avenue. Our purposes in so doing were to incorporate some 8- to 10-acres of City-owned land, as well as the right-of-way of 15th Avenue between 132d Street and 136th Street, into the area set aside for recreation (Site I) and buffering. Depth for optimum layout of athletic fields is also thusly achieved.

Designation for urban renewal allows the City to acquire remaining private parcels and the Public Development Corporation to improve the property for recreation in accordance with Plan I. We continue to support this addition to the College Point Industrial Area for these reasons.

Furthermore, we propose an extension of the modification of the Urban Renewal designation north of 15th Avenue (CP-20619) to incorporate about two acres of City-owned land between 135th Street and 138th Street into the recreation area.

Abutting property owners have objected to the proximity of the future ball fields to their homes. However, the sharp drop in land elevation (about 10 feet) between private property and ball fields and careful placement of ball fields will provide an effective separation.

The area north of 15th Avenue proposed for designation is being cut back at two points. About 2.5 acres between 130th Street and 132d Street will be excluded from designation because several parcels of previously City-owned In Rem land have been auctioned off to private interests and would have to be reacquired at a cost that appears at present out of proportion to the proposed use. The recreation area is being cut back at another point to avoid the condemnation of a home facing 135th Street.

Because of these boundary modifications, the area now varies between 50 and 310 feet north of the northerly line of 15th Avenue.

3. *Buffering*

Provisions for adequate buffering and exclusion of truck traffic from the residential neighborhoods to the north has been carefully explored by the Department of City Planning staff and PDC consultants. The Commission recommends the following treatment for 15th Avenue, which insures maximum privacy for abutting residential streets and answers objections raised at the hearing to the 30 foot minimum buffer.

a. Demap 15th Avenue where no houses front on it, creating a quiet residential pattern of dead-end cul-de-sacs and looped streets.

b. Where 15th Avenue is demapped, the street bed will be added to the buffer strip, giving a total depth of 130 feet.

c. Remap the remaining sections of 15th Avenue at 60 feet instead of 70 feet, thus increasing the buffer by 10 feet where 15th Street remains.

In addition, the Commission recommends that the 30 foot minimum buffer, as originally described, between industrial site and residential lots be increased to 60 feet. The buffer along this northern boundary will, therefore, be at least 70 feet and in some places up to 130 feet deep depending upon the treatment of 15th Avenue. Terracing the

land so as to conceal the industrial site from eye level, planting, setbacks and design standards will insure harmonious co-existence between industrial and residential neighbors.

4. Additional Property in Plan I

The extension of the boundary modification north of 15th Avenue to include additional City-owned land in Site I for recreation purposes has been discussed in a previous section of this report.

The following three blocks, all in City-ownership, will be added to Site II to provide a more suitable industrial site: T.B. 4183, 4184, 4214.

Several Other Issues Were Raised by Launching Industrial Park Development in Plan I

The three residential blocks in the southwest corner of the College Point Industrial Area were originally included as part of the overall project primarily for study purposes. Upon reconsideration, the Public Development Corporation has indicated that inclusion of these properties is not essential to the over-all plan. The Commission is therefore scheduling a hearing (CP-20680) to eliminate these homes from the area previously designated for renewal.

The City Planning Commission has carefully considered the requests to include specific parcels for acquisition and the recommendations to acquire all property in the development area now. It concluded that, while such action appears to have immediate economic benefits, it would require diverting scarce capital funds from other higher-priority commitments, and is, therefore, not warranted.

The Public Development Corporation has indicated that, wherever feasible, it will attempt to work out with existing property owners the development of their land in accordance with the over-all plan for the park. In many cases, however, coordination of improvements involving drainage, fill, utilities, etc., will necessitate condemnation and acquisition of private property. The Public Development Corporation has indicated that the request to exclude a block currently in the first phase is still under study. The New York Telephone Company wishes to locate a service garage, supply warehouse and office at this site.

Future Public Hearings

In order to implement certain of the elements of Plan I described above, future public hearings will be required. Specifically, hearings will be held on mapping the new public park, demapping and remapping segments of 15th Avenue and other streets that will become cul-de-sacs or loops. Also, a zoning modification in connection with the future industrial use of the area now occupied by the G.U.H. Park will be necessary.

Findings and Approval

The City Planning Commission hereby certifies that the proposed College Point Industrial Development Plan I within the College Point Industrial Urban Renewal Area, as modified after the public hearing complies with the provisions of Section 502, Article 15 of the General Municipal Law of the State of New York and conforms to the Comprehensive Community Plan for the development of the municipality as a whole and is consistent with local objectives.

The Commission certifies that the Industrial Development Plan, insofar as it has been developed for part of the College Point Urban Renewal Area and modified to-date is in conformity with the findings and designation of the College Point Industrial Urban Renewal Area under Section 504, Article 15 of the General Municipal Law as adopted by the City Planning Commission on September 11, 1967 (CP-19920) and amended on March 19, 1969 (CP-20619).

The City Planning Commission hereby certifies its unqualified approval of the College Point Industrial Development Plan I within the College Point Industrial Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of the State of New York.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, JAMES G. SWEENEY, Commissioners.

CITY MAP CHANGES

BOROUGH OF RICHMOND

No. 10

(CP-20447)

IN THE MATTER OF **communication dated August 12, 1968**, from the President, Borough of Richmond, transmitting Map No. 3587 **establishing a change in the lines and grades of Dawson Street from Wooley Avenue to Ardmore Avenue** and a change in the grades in Martin Avenue from Willowbrook Road to Westwood Avenue, Borough of Richmond.

(On August 22, 1968, Cal. No. 300, the Board of Estimate referred this matter

to the Commission; on September 11, 1968, Cal. No. 25, the Commission fixed September 25, 1968 for a hearing; on September 25, 1968, Cal. No. 27, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:
March 19, 1969.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate, held on August 22, 1968, Cal No. 300, there was referred to the City Planning Commission a communication dated August 12, 1968, from the President of the Borough of Richmond, submitting a proposed change in the City Map by modifying the lines and grades of Dawson Street from Woolley Avenue to Ardmore Avenue, including modifications in the grades of Martin Avenue from Willowbrook Road to Westwood Avenue, Borough of Richmond, in accordance with a map (No. 3587), signed by the Borough President and dated August 5, 1968.

The map relates to a local area in the Willowbrook section of the Borough and provides primarily for shifting the lines of Dawson Street between Martin Avenue and Ardmore Avenue, a maximum of approximately 3.45 feet southerly in order to rectify a surveyors error in laying out lots for a residential development.

The map also provides for raising the grades of sections of Martin Avenue and Dawson Street a maximum of 3.8 feet above the presently established grades in order to establish a more satisfactory gradient drainage and to provide adequate cover for storm and sanitary sewers in Dawson Street.

The block of Dawson Street under consideration is mapped at a width of 60 feet, is in use and has been improved according to the grades proposed to be established on the instant map. Some of the abutting property has been developed with homes while other portions are vacant. The City does not have title to the street.

During the construction of a dwelling at the northwest corner of Dawson Street and Ardmore Avenue, it was determined that the building had been set back 6.55 feet from the Dawson Street line instead of 10 feet required under the zoning law. The map change meets that requirement. Domart Developers, Inc., developer of the subdivision, has agreed to have new deeds drawn for the affected property owners by a title company, and to enter into an agreement to protect the City's interest in this matter.

To this end, approval of the instant map should be predicated upon the prior approval by the Corporation Counsel and acceptance by the Board of Estimate of a suitable agreement between Domart Developers, Inc., and the City, designed to protect the City's interest. The agreement should contain a clause holding the City harmless by reason of the proposed change in lines and grades. It is understood that such an agreement is in the course of preparation.

The map change was the subject of a public hearing duly held by the Commission on September 25, 1968, Cal. No. 27. A property owner at the southwest corner of Dawson Street and Ardmore Avenue appeared in opposition, stating that the proposed modifications of lines and grades would adversely affect his property. The hearing was closed.

Subsequent surveys and investigation indicated that the owner's interests would not appear to be affected since a corrected deed will be submitted by the developer which will provide the owner with the lot area he purchased and still meet the zoning requirements. A survey of the owner's property tends to indicate that the property will not be damaged due to flooding as a result of the change in grades.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 10. The Commission, is of the opinion that the proposed map change would not appear to affect adversely the abutting property. Accordingly, it was determined that the proposed map change, designed to realign a short block of a local street to rectify a surveying error constitutes an appropriate modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved, after approval by the Corporation Counsel and acceptance by the Board of Estimate of an appropriate agreement designed to protect the City's interest.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

—
BOROUGH OF THE BRONX
—

No. 11

(CP-20581)

IN THE MATTER OF communication, dated December 9, 1968, from the President, Borough of The Bronx, submitting map **discontinuing and closing of Bryant Avenue from East Tremont Avenue to East 178th Street**; and East 178th Street from Boston Road to a point 58.67 feet east of Bryant Avenue, Borough of The Bronx.

(On December 19, 1968, Cal. No. 167, the Board of Estimate referred this matter to the Commission; on February 19, 1969, Cal. No. 26, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 36, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on December 19, 1968, Cal. No. 167, there was referred to the City Planning Commission a communication dated December 9, 1968, from the President of the Borough of The Bronx submitting a map (No. 11834), showing the discontinuance and closing of Bryant Avenue from East Tremont Avenue to East 178th Street, and of East 178th Street from Boston Road to a point 58.67 feet easterly of Bryant Avenue, Borough of The Bronx. The map is signed by the Borough President and dated December 9, 1968.

The map relates to a four-block portion of the South Bronx Urban Renewal Area, and provides for discontinuing and closing sections of two streets, namely; Bryant Avenue from East Tremont Avenue to East 178th Street and East 178th Street from Boston Road to a point about 297 feet westerly thereof. These streets are no longer required for traffic or frontage purposes and the closing of the streets will permit the consolidation of the street areas with the abutting property to form a site for a Federally-aided housing project within the Bronx Park South Urban Renewal Area.

The portions of Bryant Avenue and East 178th Street being closed are respectively 317 feet and 297 feet long, in use, improved and in City ownership for street purposes. The streets are mapped at a width of 60 feet.

Approval of the closing map under consideration should be predicated upon the prior approval of the related Map Change (CP-20582) referred on December 19, 1968, Cal. No. 168, and which is the subject of a favorable report dated March 19, 1969.

The report on the map change states that the streets to be discontinued and closed are not required for traffic and frontage purposes and that their elimination, and subsequent closing appear to be unobjectionable.

The resolution discontinuing and closing the street areas should include the adoption of the closing map and should specify the date upon which these streets shall become and be closed. After the date fixed for the discontinuance and closing, the closed street areas may be released by the Board of Estimate based on a determination that the street areas are no longer required for street purposes.

The closing map (CP-20581) was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 36. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 11, at which time it was determined that the map under consideration is an element in the formal process of discontinuing and closing certain streets no longer required for street purposes.

The City Planning Commission recommends that the map under consideration be approved after adoption of the related Map Change (CP-20582) referred on December 19, 1968, Cal. No. 168.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, BEVERLY M. SPATT, CHESTER RAPKIN, Commissioners.

No. 12

(CP-20582)

IN THE MATTER OF communication, dated December 9, 1968, from the President, Borough of The Bronx, submitting map showing the **elimination of Bryant Avenue from East Tremont Avenue to East 178th Street**; East 178th Street from Boston Road to a point 58.67 feet southwest of Bryant Avenue, the layout of a sewer easement and a pedestrian way and the adjustment of grades necessitated thereby, Borough of The Bronx.

(On December 19, 1968, Cal. No. 168, the Board of Estimate referred this matter to the Commission; on February 19, 1969, Cal. No. 27, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 37, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on December 19, 1968, Cal. No. 168, there was referred to the City Planning Commission a communication dated December 9, 1968, from the President of the Borough of The Bronx submitting a proposed change in the City Map by eliminating Bryant Avenue from East Tremont Avenue to East 178th Street; by eliminating East 178th Street from Boston Road to a

point about 297.5 feet westerly thereof, and by laying out a pedestrian way and a sewer easement within the eliminated street area, and adjusting the grades thereof, Borough of The Bronx, in accordance with a map (No. 11835) signed by the Borough President and dated December 9, 1968.

The map relates to a four-block portion of an area designated by the Commission as suitable for urban renewal in the Bronx Park South section of the Borough and provides primarily for removing from the City Map the lines of one block of Bryant Avenue from East Tremont Avenue to East 178th Street and the major portion of one block of East 178th Street from Boston Road to Bryant Avenue. The street areas being eliminated are required to facilitate the consolidation of a portion of the Renewal Area including the Site for a new Federally-aided housing project.

On June 11, 1965, Cal. No. 63, the Board of Estimate approved the plan and project for a housing development within the Bronx Park South Urban Renewal Area, which encompasses 15 blocks of deteriorated residential and commercial property, and bounded generally by Vyse Avenue, Bronx Park South, the Bronx River and Boston Road.

The property for the housing Site which was acquired by the City on January 3, 1967 is approximately 1.73 acres in size, and includes a portion of East 178th Street to be eliminated. Approximately 43 per cent of the apartments in the proposed housing project are designed for the aged, off-street parking is provided by the housing plans.

Bryant Avenue, and East 178th Street are mapped at widths of 60 feet, are improved, in use and in City ownership.

A portion of East 178th Street, about 59 feet long, is being retained in order to afford access to a synagogue which also has frontage on Bryant Avenue.

Abutting properties are generally occupied by multiple dwellings which are to be demolished.

In addition, the instant map delineates a sewer easement, 40 feet in width, within the bed of East 178th Street being eliminated in order to permit the operation and maintenance of an existing 12 feet by 6 feet combined sewer and also lays out a 30-foot wide pedestrian way within the sewer easement.

The effective closing of the aforementioned street areas will involve the adoption by the Board of Estimate of a closing map submitted for that purpose. Such a map (CP-20581) was referred to the City Planning Commission on December 19, 1968, Cal. No. 167, and is the subject of a separate report dated March 19, 1969.

The map change was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 37. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 12, at which time it was determined that the map change is designed to eliminate sections of two local streets in order to facilitate housing development within the Bronx Park South Urban Renewal Area. The map change under consideration constitutes a desirable modification of the City Map.

The City Planning Commission recommends that the map under consideration be approved.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

BOROUGH OF QUEENS

No. 13

(CP-20650)

IN THE MATTER OF communication, dated January 15, 1969, from the President, Borough of Queens, transmitting Map No. 4553 showing a **change in the street system bounded by Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard and Beach 53d Street**, Borough of Queens.

(On January 23, 1969, Cal. No. 146, the Board of Estimate referred this matter to the Commission; on February 19, 1969, Cal. No. 28, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 38, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sir—At the meeting of the Board of Estimate held on January 23, 1969, Cal. No. 146, there was referred to the City Planning Commission a communication dated January 15, 1969, from the President of the Borough of Queens, submitting a proposed change in the City Map by eliminating the lines of Beach 51st Street from Rockaway Beach Boulevard to Beach Channel Drive; by widening Beach 50th Street on its westerly side and adjusting the grades thereof, Borough of Queens, in accordance with a map (No. 4553) signed by the Borough President and dated January 8, 1969.

The map relates to a two block area in the Edgemere section of the Borough and provides primarily for eliminating the lines of Beach 51st Street between Beach Channel Drive and Rockaway Beach Boulevard which is not required for street purposes. In the event it is determined that the section of Beach 51st Street is not required for any public purpose, Peninsula Hospital the owner of the abutting property has requested the elimination and closing of its street area.

The elimination and closing of the street will enable the hospital to expand its facilities which abut the westerly side of Beach 51st Street and alleviate the overcrowded existing conditions. It will when completed provide an expanded hospital facility to serve the anticipated increase in population within the nearby Arverne Urban Renewal Project.

Beach 51st Street is in use and fully improved at its mapped width of 80 feet. The City has title to about 30 feet of the westerly portion of the street. The remaining strip of 50 feet is dedicated to public use by an opinion of the Corporation Counsel.

Beach 50th Street which is in use at its mapped width of 50 feet but not in City ownership, is proposed to be widened to a width of 70 feet by shifting the westerly street line 20 feet westward in order to facilitate the movement of the anticipated increase in pedestrian and vehicular traffic.

The map also provides for minor modification in the grades which are occasioned by the street line changes and which will not adversely affect sewerage and surface drainage requirements.

Beach 51st Street is not required for frontage or public purposes and its elimination and closing are unobjectionable provided the City's interest is fully protected. In this connection the hospital will submit an agreement ceding a portion of its property to the City for the purpose of widening Beach 50th Street from 50 feet to 70 feet between Beach Channel Drive and Rockaway Beach Boulevard and will also agree not to build any structures within 50 feet of the southerly side of Beach Channel Drive, since a study is in progress for the possible widening of that artery.

Approval of the map under consideration should be predicated upon the prior approval by the Corporation Counsel, and acceptance by the Board of Estimate, of a suitable agreement designed to protect the City's interest. It is understood that such an agreement is in the course of preparation.

The effective closing of the street proposed to be eliminated will involve the adoption by the Board of Estimate of a map submitted for this purpose. Such a map (CP-20651) was referred to the City Planning Commission on January 23, 1969, Cal. No. 147, and is the subject of a favorable report dated March 19, 1969.

The map change was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 38. The attorney for the Peninsula General Hospital appeared in favor. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 13 at which time it was determined that the map change, designed to eliminate a local street from the City Map in order to satisfy the urgent need for additional hospital facilities in the area, is an acceptable modification of the City Map.

The City Planning Commission recommends that the map change under consideration be adopted, after approval by the Corporation Counsel and acceptance by the Board of Estimate of an appropriate agreement, designed to protect the City's interest.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 14 (CP-20651)

IN THE MATTER OF communication, dated January 15, 1969, from the President, Borough of Queens, transmitting Map No. 4554, **discontinuing and closing Beach 51st Street from Beach Channel Drive to Rockaway Beach Boulevard**, Borough of Queens.

(On January 23, 1969, Cal. No. 147, the Board of Estimate referred this matter to the Commission; on February 19, 1969, Cal. No. 29, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 39, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

Hon. JOHN V. LINDSAY, Mayor, Chairman, Board of Estimate:

Sirs—At the meeting of the Board of Estimate held on January 23, 1969, Cal. No. 147, there was referred to the City Planning Commission a communication dated January 15, 1969, from the President of the Borough of Queens, submitting a map (No. 4554) showing the discontinuance and closing of Beach 51st Street from Beach Channel Drive to Rockaway Beach Boulevard, Borough of Queens. The map is signed by the Borough President and dated January 8, 1969.

The map provides for the discontinuance and closing of Beach 51st Street from Beach Channel Drive to Rockaway Beach Boulevard in the Edgemere section of the Borough in order that the street area may be integrated with the abutting property which is owned by the Peninsula General Hospital. This consolidation will enable the hospital to expand the facilities and alleviate the overcrowded conditions existing there, and also to better serve the people which the proposed nearby Arverne Renewal Project will bring into the area when it is completed.

The street under consideration is in use and improved at its mapped width of 80 feet. The City has title to about 30 feet of the westerly portion of the street. The remaining 50 feet strip is dedicated to public use by an opinion of the Corporation Counsel.

Approval of the closing map under consideration is predicated upon the prior approval of the related map change (CP-20650) referred on January 23, 1969, Cal. No. 146, which is the subject of a separate report dated March 19, 1969.

The report on the map change (CP-20650) states that Beach 51st Street is not required for frontage or other public purpose and its elimination and closing appears to be unobjectionable provided the City's interest is fully protected. It recommends the adoption of the map after approval by the Corporation Counsel, and acceptance by the Board of Estimate, of an appropriate agreement between the City and the Peninsula General Hospital, owner of the abutting property. It is understood that such an agreement is in the course of preparation.

After approval of the related map change (CP-20650), the closing map now under consideration may be adopted. The resolution discontinuing and closing one block of Beach 51st Street should include the adoption of the closing map and should specify the date upon which this portion of street area shall become and be closed. Since the City does not appear to have title to a portion of the street to be closed, a proceeding to acquire full title may be necessary. After the date fixed for the discontinuance and closing, the street area may be released by the Board of Estimate based upon a determination that it is no longer required for any public purpose.

The matter was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 39. The attorney for the Peninsula General Hospital appeared in favor. No opposition developed and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 14, at which time it was determined that the map under consideration is an element in the formal process of discontinuing and closing a street area in order that the closed street area may subsequently be released to the owner of the abutting property.

The City Planning Commission recommends that the map under consideration be approved after adoption of the related map change (CP-20650) referred on January 23, 1969, Cal. No. 146.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, BEVERLY M. SPATT, CHESTER RAPKIN, Commissioners.

ZONING

No. 15

(CP-20616)

IN THE MATTER OF **amendments**, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to Sections 12-10 and 74-82 concerning "through block arcades."**

(On February 19, 1969, Cal. No. 31, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 41, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on February 19, 1969, Cal. No. 41, authorized a public hearing on amendments of the Zoning Resolution of The City of New York, relating to Sections 12-10 and 74-82 concerning "through block arcades," as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

12-10 Definitions

A "through block arcade" is a continuous area within a *building* connecting one street with another street, plaza or arcade adjacent to the street. This area may be enclosed in whole or in part and must have a minimum width of 20 feet and a minimum average height of 20 feet. Such a *through block arcade* shall at either end be at the same level as the *street, plaza or arcade* which it adjoins.

* * *

74-82

Through Block Arcades

In C4-7, C5-2, C5-3, C5-4, C5-5, and C6 Districts, the City Planning Commission may permit *through block arcades* to be located in commercial buildings. For each square foot of *through block arcade* a bonus of six feet of floor area is permitted. *Through block arcades* may be located on a *zoning lot* in conjunction with a *plaza* or an *arcade* but in no event shall the total *floor area* permitted on that *zoning lot* exceed the amount set forth in Section 33-12. (Maximum Floor Area Ratio) by more than 20 percent.

Each application for a *through block arcade* must meet the following criteria:

1. Result in substantial improvement of pedestrian circulation.
2. Provide appropriate secondary commercial frontage along the *through block arcade* such as small shops and restaurants.

Bridges, mezzanines and balconies which add interest and function to the *arcade* without unduly obstructing its light and air may be incorporated in the proposal.

Lighting, paving, signage and plantings shall be specified in the application. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize any adverse effects on the character of the surrounding area.

The proposed amendment was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 41.

There was one appearance in favor of the amendment. There were no appearances in opposition and the hearing was closed.

The Commission is also in receipt of a communication recommending several modifications in the text of the amendment.

The matter was considered at a meeting of the Commission held on March 19, 1969, Cal. No. 15.

The amendment as proposed, would allow a developer, by the grant of a special permit by the City Planning Commission and the Board of Estimate, to obtain a floor area bonus of 6 square feet for each square foot of area devoted to an *arcade* which conforms to the proposed definition.

Several modifications of the text, as proposed, were determined to be appropriate and in harmony with the intent of the existing resolution.

The bonus factor for *through block arcades* provided on a *zoning lot* with a floor area ratio of 10 or less is modified to be 3 square feet and the bonus factor for *through block arcades* provided on a *zoning lot* with a floor area ratio of 15 is left at 6 square feet. Another change has been the reference to "small" shops. Any retail shop allowed by the applicable zoning district and appropriate to the development will be allowed.

Consequently, it was determined that the amendments as heard under consideration and as modified would provide appropriate changes of the Zoning Resolution and they were thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changes relating to Sections 12-10 and 74-82 concerning "through block arcades," as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

12-10 Definitions

A "**through block arcade**" is a continuous area within a *building* connecting one *street* with another *street, plaza or arcade* adjacent to the *street*. This area may be enclosed in whole or in part and must have a minimum width of 20 feet and a minimum average height of 20 feet. Such a *through block arcade* shall at either end be at the same level as the *street, plaza or arcade* which it adjoins.

* * *

74-82

Through Block Arcades

In C4-7, C5-2, C5-3, C5-4, C5-5, and C6 Districts, the City Planning Commission may permit *through block arcades* to be located in commercial buildings. For each square foot of *through block arcade* located in C4-7, C5-2, C5-4, C6-1, C6-2, C6-3, C6-4, C6-5 or C6-8 Districts, a bonus of three feet of floor area may be permitted and for each square foot of *through block arcade* located in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts, a bonus of six feet of floor area may be permitted. *Through block arcades* may be located on a *zoning lot*

in conjunction with a *plaza* or an *arcade* but in no event shall the total *floor area* permitted on that *zoning lot* exceed the amount set forth in Section 33-12. (Maximum Floor Area Ratio) by more than 20 percent.

Each application for a *through block arcade* must meet the following criteria:

1. Result in substantial improvement of pedestrian circulation.
2. Provide appropriate secondary commercial frontage along the *through block arcade* such as small shops and restaurants.

Bridges, mezzanines and balconies which add interest and function to the *arcade* without unduly obstructing its light and air may be incorporated in the proposal.

Lighting, paving, signage and plantings shall be specified in the application. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize any adverse effects on the character of the surrounding area.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 16

(CP-20643)

IN THE MATTER OF **amendments**, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to Sections 78-21 and 78-22 concerning commercial uses in large-scale residential developments.**

(On February 19, 1969, Cal. No. 32, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 42, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on February 19, 1969, Cal. No. 32, authorized a public hearing on amendments of the Zoning Resolution of The City of New York, relating to Sections 78-21 and 78-22 concerning commercial uses in large-scale residential developments as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

78-21

Permitted Uses

A *large-scale residential development* may include within its area any *residential uses*, **commercial uses** or *community facility uses* permitted in the district or districts in which it is located. **The commercial uses in these Commercial Districts shall be restricted to uses permitted in C1 Districts.**

78-22

Accessory Uses in Large-Scale Residential Developments

A *large-scale residential development* in a **Residence District** may contain as *accessory* uses, any *commercial uses* listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total *floor area* in the development, and of which no single establishment occupies more than 15,000 square feet of *floor area*; provided that upon a review of the site plan, the City Planning Commission finds that such *commercial uses*:

* * *

The proposed amendments were the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 42.

There were no appearances in opposition to the proposed amendments and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 16. The amendments, as proposed, would permit greater flexibility in allocating local retail uses for large scale residential developments. The present regulation prohibits commercial uses, in excess of two percent of the residential floor area, from being included within the development. The amendments would allow commercial uses in commercial zones to be included within a large scale residential development and would restrict such commercial uses to uses permitted in a C1 District. The existing regulation has proven to be too restrictive to adequately serve the retail needs of today's modern type large-scale residential development.

Consequently, it was determined that the amendments under consideration would provide appropriate modifications of the Zoning Resolution and they were thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the

Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changes relating to Sections 78-21 and 78-22 concerning commercial uses in large-scale residential developments as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

78-21

Permitted Uses

A *large-scale residential development* may include within its area any *residential uses*, **commercial uses** or *community facility uses* permitted in the district or districts in which it is located. **The commercial uses in these Commercial Districts shall be restricted to uses permitted in C1 Districts.**

78-22

Accessory Uses in Large-Scale Residential Developments

A *large-scale residential development* in a **Residence District** may contain as *accessory* uses, any *commercial uses* listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total *floor area* in the development, and of which no single establishment occupies more than 15,000 square feet of *floor area*; provided that upon a review of the site plan, the City Planning Commission finds that such *commercial uses*:

* * *

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

78-21

Permitted Uses

A *large-scale residential development* may include within its area any *residential uses*, **commercial uses** or *community facility uses* permitted in the district or districts in which it is located. **The commercial uses in these Commercial Districts shall be restricted to uses permitted in C1 Districts.**

78-22

A *large-scale residential development* in a **Residence District** may contain as *accessory*

A *largescale residential development* in a **Residence District** may contain as *accessory* uses, any *commercial uses* listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total *floor area* in the development, and of which no single establishment occupies more than 15,000 square feet of *floor area*; provided that upon a review of the site plan, the City Planning Commission finds that such *commercial uses*:

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

* * *

BOROUGH OF MANHATTAN

No. 17

(CP-20365A)

IN THE MATTER OF **amendments**, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to various sections **concerning a new Special Lincoln Square District.**

(On January 15, 1969, Cal. No. 25, the Commission fixed January 29, 1969 for a hearing; on January 29, 1969, Cal. No. 40, the hearing was closed; on February 19, 1969, Cal. No. 11 and on March 5, 1969, Cal. No. 13, the matter was laid over.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on January 15, 1969, Cal. No. 25, authorized a public hearing on amendments of the Zoning Resolution of the City of New York, relating to various sections concerning a new Special Lincoln Square District, as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

11-12

Establishment of Districts

* * *

11-123

Establishment of Special Lincoln Square District

In order to carry out a special purpose of this resolution as set forth in Article VIII, Chapter 2, the *Special Lincoln Square District* is hereby established.

* * *

12-10 DEFINITIONS

* * *

Covered Plaza

A "covered plaza" is an enclosed space directly accessible to the public from an adjoining *street, galleria, pedestrian way, arcade, plaza, court; yard* or other covered *plaza* which is not more than five feet above or five feet below such points of access, and which:

- (a) Has uses specified in Use Group L (Section 82-062), occupying frontage along the bounding walls of the *covered plaza* of at least 50 per cent of the length of such bounding walls of the *covered plaza* and immediately accessible to the *covered plaza* and
- (b) Has an area of at least 1,500 square feet and a volume of at least 45,000 cubic feet, and
- (c) Is furnished with benches, chairs, works of art, plantings, adequate illumination and other appropriate features, and
- (d) Is kept open to the public on a schedule suitable to meet the public need for such a place of assembly.

Furniture, furnishings, kiosks, plantings and other obstructions shall not occupy more than 50 per cent of the *floor area* of a *covered plaza* and shall be so located as not to impede the free flow, of pedestrian traffic or be of such a nature, material or design as to endanger the health or safety of the public.

Entrances to lobbies may be located along the boundary of a *covered plaza* but the *floor area* of an entrance lobby shall not be considered as part of the *covered plaza*. Arbors, trellises, awnings, canopies, balconies (subject to the provisions of Sections 23-13 or 24-175), or bridges shall be permitted in a *covered plaza* provided that the aggregate area of such obstruction is less than 30 per cent of the area of the *covered plaza*.

* * *

Floor Area

* * *

In particular, *floor area* includes:

- (e) Floor space in *galleries, covered plazas* and interior balconies [or] mezzanines, or bridges
- (f) Floor space in open or roofed terraces, exterior balconies, bridges, breezeways or porches, * * *

* * *

However, the *floor area* of a *building* shall not include:

* * *

(e) Floor space in open or roofed terraces, exterior balconies, bridges, breezeways or porches, * * *

* * *

Galleria

A "Galleria" is a roofed *pedestrian way*, which extends from a *street, pedestrian way, galleria, covered plaza* or *plaza*, is unobstructed except as permitted for a *pedestrian way*, from its lowest level to an average height of not less than 30 feet (except that if illuminated with natural daylight through windows or skylights having an aggregate glass area of at least 50 per cent of the *floor area* of the *galleria*, the minimum average height may be reduced to 20 feet) and which has a minimum width at any point of 20 feet, and in which:

Uses included under Use Group L (Section 82-062) shall have a frontage along the bounding walls of the *galleria* of not less than 60 per cent of the length of such boundary walls and have immediate access to it, except that if one wall is a party wall the uses shall occupy not less than 30 per cent of the length of the frontage of the wall which is not a party wall.

* * *

Pedestrian Way

A "pedestrian way" is that part of a *zoning lot*, including *courts, yards* or *plazas* which:

- (a) Is open and unobstructive from its lowest level to the sky, except as provided below, and
- (b) Is accessible by the public from an adjoining *street, galleria, covered plaza, arcade, plaza, court, yard, or other pedestrian way*, and
- (c) Has adequate illumination and appropriate architectural or other design treatment along all abutting building walls extending from the lowest level of the *pedestrian way*, to at least 30 feet above its highest level, or, to full height of wall whichever is lower, and
- (d) Has *uses* specified in Use Group L (Section 82-062) fronting along the bounding walls of the *pedestrian way* for at least 30 per cent of the length of such bounding walls of the *pedestrian way* and immediately accessible to it.

Arbors, trellises, awnings, canopies, balconies (subject to the provisions of Sections 23-13 or 24-175), or bridges shall be permitted above a *pedestrian way* provided that the aggregate area of such obstruction is less than 30 per cent of the area of the *pedestrian way*.

Parapets not exceeding three feet eight inches in height, or railings or screen walls not less than 50 per cent open without limitation in height, flag poles, open terraces or porches, steps, ornamental fountains or statuary, benches, planting beds, shrubs or trees, as well as cafe or bazaar furniture or kiosks not permanently affixed to the structure shall be per-

mitted in a *pedestrian way* provided that the aggregate area of such obstructions is less than 50 per cent of the area of the *pedestrian way* and provided that no such obstruction is located so as to impede the free flow of pedestrian traffic or is of such a nature, material or design as to endanger the health or safety of the public.

* * *

23-13

Balconies

In the districts indicated, balconies which may, by a distance not exceeding nine feet, penetrate any *sky exposure plane* or project into or over any required open area set forth in the following Sections:

* * *

(i) *Pedestrian way*

23-15

Maximum Floor Area Ratio in R10 Districts

* * *

(Section 82-08 (Modification of Bulk and Height and Setback Requirements))

* * *

24-175

Balconies

In the districts indicated, * * * * may, by a distance not exceeding nine feet, penetrate any *sky exposure plane* or project into or over any required open area set forth in the following sections:

* * *

(h) *Pedestrian way*

33-120.5

Maximum limit on floor area ratio

In all districts as indicated, except as provided in Section 81-06 (Modification of Bulk Regulations) or in Section 82-08 (Modification of Bulk Regulations), notwithstanding any other provision of this resolution, the maximum *floor area ratio* shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 20 per cent.

* * *

33-13

Floor Area Bonus for a Plaza

33-131

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirement)** for each square foot of *plaza* or portion of a *plaza* provided on a *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as set forth in the following table:

* * *

33-133

Community facility buildings in certain other specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk**

and Height and Setback Requirements), for each square foot of *plaza* or portion of a *plaza* provided on a *zoning lot*, the total floor area permitted on that zoning lot under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *community facility building* or a *building* used for both *commercial* and *community facility uses* may be increased as set forth in the following table:

* * *

33-14

Floor Area Bonus for a Plaza-Connected Open Area

33-141

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, for each square foot of open area unobstructed from its lowest level to the sky, which has a Minimum dimension of 40 feet and which connects two *plazas* or a *plaza* with a *street*, the total floor area permitted on a *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as though such open area were part of the *plaza* eligible for the bonus set forth in Section 33-131 (Commercial buildings in certain specified Commercial Districts).

* * *

33-15

Floor Area Bonus for Arcades

33-151

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height Setback Requirements)**, for each square foot of arcade provided on a zoning lot, the total floor area permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as set forth in the following table:

* * *

33-153

Community facility buildings in certain other specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk & Height and Setback Regulations)**, for each square foot of *arcade* provided on a *zoning lot*, the total floor area permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *community facility building* or a *building* used for both *commercial* and *community facility uses* may be increased as set forth in the following table:

* * *

33-43

Maximum Height of Front Wall and Required Front Setbacks

In all districts, as indicated, if the front wall or other portion of a *building or other structure* is located at the *street line* or within the *initial setback distance* set forth in this Section, the height of such front wall or other portion of a *building or other structure* shall not exceed the maximum height above *curb level* set forth in this Section. Above such specified maximum height and beyond the *initial setback distance*; the *building or other structure* shall not penetrate the *sky exposure plane* set forth in this Section. The regulations of this Section shall apply except as otherwise provided in Section 33-42 (Permitted Obstructions), Section 33-44 (Alternate Front Setbacks), Section 33-45 (Tower Regulations), **Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, or **Section 82-11 (Building Walls along certain street lines)**.

* * *

33-44

Alternate Front Setbacks

In all districts, as indicated, if an open area is provided along the full length of the *front lot line* with the minimum depth set forth in this Section, the provisions of Section 33-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the *front lot line*. However, in such instances, except as otherwise provided in Section 33-42 (Permitted Obstructions), Section 33-45 (Tower Regulations), or **Section 82-08 (Modification of Bulk Height and Setback Requirements)**, no *building or other structure* shall penetrate the alternate *sky exposure plane* set forth in this Section, and the *sky exposure plane* shall be measured from a point above the *street line*.

* * *

Supplementary Regulations

33-45

Tower Regulations

33-451

In certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, any *buildings* or portions thereof which in the aggregate occupy not more than 40 per cent of the *lot area* of a *zoning lot* or, for *zoning lots* of less than 20,000 square feet, the per cent set forth in Section 33-454 (Towers on small lots), may penetrate an established *sky exposure plane*. (Such *building* or portion thereof is hereinafter referred to as a tower). At any given level, except where the provisions set forth in Section 33-455 (Alternate regulations for towers on lots bounded by two or more streets), or Section 33-456 (Alternate setback regulations on lots bounded by two or more streets), or Section 33-457 (Tower setbacks on narrow blocks), are applicable and where

the option is taken to be governed by such provisions, such tower may occupy any portion of the *zoning lot* not located less than 15 feet from the street line, of a *narrow street*, or less than 10 feet from the *street line* of a *wide street*, provided that the aggregate area so occupied within 50 feet of a *narrow street* shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a *wide street* shall not exceed 1,600 square feet.

* * *

33-455

Alternate regulations for towers on lots bounded by two or more streets

In the districts indicated, if a *zoning lot* is bounded by at least two *street lines*, a tower may occupy the per cent of the *lot area* of a *zoning lot* set forth in this Section, provided that, except as otherwise set forth in Section 33-457 (Tower setbacks on narrow blocks), and **Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, all portions of any *building* or *buildings* on such *zoning lot*, including such tower, are set back from *street lines* as required in this Section.

* * *

33-456

Alternate setback regulations on lots bounded by two or more streets

In the districts indicated, except as otherwise set forth in Section 33-457 (Tower setbacks on narrow blocks), and **Section 82-06 (Modification of Bulk & Height and Setback Requirements)**, if a *zoning lot* is bounded by at least two *street lines*, a tower occupying not more than the per cent of *lot area* set forth in Section 33-451 (In certain specified Commercial Districts) or Section 33-454 (Towers on small lots) may be set back from a *street line* as follows:

* * *

34-10 APPLICABILITY OF RESIDENCE DISTRICT BULK REGULATION

34-11

General Provisions

In the districts indicated, the *bulk* regulations for *residential buildings* set forth in Article II, Chapter 3, shall apply to all *residential buildings* in accordance with the provisions of this Section, except as modified by the provisions of Sections 34-21 to 34-24, inclusive, relating to Exceptions to Applicability of Residence District Controls, and subject to the provisions of **Article VIII, Chapter 2 (Special Lincoln Square District)** where applicable.

* * *

35-10 GENERAL PROVISIONS

Except as otherwise provided in this Chapter, and except as otherwise provided in **Article VIII, Chapter 2 (Special Lincoln Square District)** the portions of a *mixed building* used for *residential use* are subject to the *bulk* regulations set forth in Article II, Chapter 3, and the portions of a *mixed building* used for *commercial* or *community facility use* are subject to the *bulk* regulations set forth in Article III, Chapter 3.

* * *

35-35

Floor Area Bonus for Plaza, Plaza-Connected Open Area, or Arcade in Connection with Mixed Buildings

In the districts indicated, any *floor area* bonus for a *plaza*, a *plaza-connected open area*, or an *arcade* permitted under the applicable district regulations for any *residential*, *commercial*, or *community facility* portion of a *mixed building*, may be applied to a *mixed building*, provided that any given *plaza*, *plaza-connected open area*, or *arcade* shall be counted only once in determining the bonus.

The provisions of this section are subject to the provisions of Section 82-08 (Modification of Bulk and Height and Setback Requirements).

* * *

35-40 APPLICABILITY OF LOT AREA REQUIREMENTS TO MIXED BUILDINGS

35-41

Lot Area Requirements for Non-Residential Portions of Mixed Buildings

In the districts indicated, except as otherwise provided in Section 35-42 (Density or Lot Area Bonus in Mixed Buildings) and **Section 82-08 (Modification of Bulk and Heights and Setback Requirements)**, in addition to the *lot area* for the *residential portion* of a *mixed building* required under the provisions of Sections 35-21 to 35-23, inclusive, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings, for each 100 square feet of *floor area* used for *commercial* or *community facility use*, an amount of *lot area* shall be provided not less than as set forth in this Section. Any given *lot area* shall be counted only once in meeting the *lot area* requirements.

* * *

35-42

Density or Lot Area Bonus in Mixed Buildings

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)** the lot area reduction set forth in Section 23-23 (Density Bonus for a Plaza, Plaza-Connected Open Area, or Arcade) shall apply to the *lot area* requirements set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room) to the extent that the *building* is used for *residential use*; and the *lot area* reduction set forth in Section 23-26 or Section 24-22 (Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade), shall apply to the *lot area* requirements set forth in Section 35-41 (Lot Area Requirements for Non-Residential Portions of Mixed Buildings) to the extent that the *building* is used for *commercial* or *community facility use*.

* * *

35-62

Maximum Height of Front Wall in Initial Setback Distance

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements) and Section 82-11 (Building Walls along certain Street lines)**, the maximum height of a front

wall of a *mixed building* within the *initial setback distance* shall be the maximum height of a front wall permitted in the applicable district for a *residential, commercial, or community facility building*, whichever permits the greatest maximum height. However, for the purpose of this Section, the first *story* used for *commercial uses* shall be considered equivalent to two *residential stories*.

* * *

36-10 PERMITTED ACCESSORY OFF-STREET PARKING SPACES

36-11

General Provisions

In all districts as indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and off-street Loading Requirements)**, *accessory* off-street parking spaces may be provided for all permitted *uses* subject to the applicable provisions set forth in Section 36-12 (Maximum Size of Accessory Group Parking Facilities). Such *accessory* off-street parking spaces may be open or enclosed. However, except as otherwise provided in Section 73-49 (Roof Parking) or Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments), no spaces shall be located on any roof which is immediately above a *story* other than a *basement*.

* * *

REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21

General Provisions

In all districts indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and Off-Street Loading Requirements)**, *accessory* off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this section for all new *development* after the effective date of this resolution for the *commercial or community facility* uses listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the use of such *development*.

* * *

36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

36-31

General Provisions

In all districts, as indicated, *accessory* off-street parking spaces, open or enclosed, shall be provided for all new *residences* constructed after the effective date of this resolution, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the *use* of such *residences*: Section 36-39 (Special Provisions for Zoning Lots Divided by District Boundaries).

Section 82-07 (Modification of Parking and off-street Loading Requirements)

* * *

36-33

Requirements Where Group Parking Facilities Are Provided

In the districts indicated, **except as otherwise provided in Section 82-07 (modification of Parking and Street Loading Requirements)**, for new *residences developed* under single ownership or control, where *group parking facilities* are provided, the number of required *accessory* off-street parking spaces is as set forth in this Section.

* * *

36-34

Modification of Requirements for Small Zoning Lots

In the districts indicated, **except as otherwise provided in Section 82-07 (modification of Parking and off-street Loading Requirements)**, for small *zoning lots*, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions set forth in this Section.

* * *

36-61

Permitted Accessory Off-Street Loading Berths

In all districts, as indicated, *accessory* off-street loading berths, open or enclosed, may be provided for all permitted uses, under rules and regulations promulgated by the Commissioner of Buildings, and subject to the provisions of Section 36-682 (Location of access to the street), Section 36-683 (Restrictions on location of berths near Residence Districts), Section 36-684 (Surfacing), Section 36-685 (Screening), and **Section 82-07 (Modification of Parking and off-street Loading Requirements)**.

* * *

Chapter 2 Special Lincoln Square District

82-00 GENERAL PURPOSES

The "Special Lincoln Square District" established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) To preserve, protect and promote the character of the *Special Lincoln Square District* area as the location of a unique cultural and architectural complex — an attraction which helps the City of New York to achieve pre-eminent status as a center for the performing arts, and thus conserve its status as an office headquarters center and a cosmopolitan residential community;
- (b) To improve circulation patterns in the area in order to avoid congestion arising from the movements of large numbers of people; improvement of subway stations and public access thereto; including convenient transportation to, from and within the district, and provision of *arcades, open space, and subsurface concourses*;
- (c) To help attract a useful cluster of shops, restaurants and related amusement activities which will complement and enhance the area as presently existing;

- (d) To provide an incentive for possible *development* of the area in a manner consistent with the foregoing objectives which are an integral element of the Comprehensive Plan of the City of New York;
- (e) To encourage a desirable urban design relationship of each *building* to its neighbors and to Broadway as the principal street; and
- (f) To promote the most desirable use of land in this area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues.

* * *

82-01

Definition (repeated from Section 12-10)

Special Lincoln Square District

The "Special Lincoln Square District" is a Special Purpose District designated by the letter "L", in which special regulations set forth in Article VIII, Chapter 2 apply to all *developments*. The *Special Lincoln Square District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement those of the districts on which it is superimposed.

* * *

82-02

General Provisions

In harmony with the general purpose and intent of this resolution and the general purposes of the *Special Lincoln Square District* and in accordance with the provisions of this Chapter, certain specified *bulk* regulations of the districts on which the *Special Lincoln Square District* is superimposed are made inapplicable and the City Planning Commission, by special permit after public notice and hearing and subject to Board of Estimate action, may grant special permits authorizing modifications of specified applicable district *bulk* regulations for any *development* in the *Special Lincoln Square District*.

In addition to meeting the requirements, conditions, and safeguards prescribed by the Commission as set forth in this Chapter, each such *development* shall conform to and comply with all of the applicable district regulation on use, *bulk*, supplementary use regulations, regulations applying along district boundaries, *accessory signs*, *accessory off-street parking* and *off-street loading*, and all other applicable provisions of this resolution, except as otherwise specifically provided in this Chapter.

* * *

82-03

Action by the Board of Estimate

The resolution of approval by the City Planning Commission, together with a copy of the application for a grant of a special permit, shall be filed with the Secretary of the Board of Estimate, and the Board of Estimate shall act upon such resolution in accordance with the provisions of Section 200 of the New York City Charter.

* * *

82-04**Requirements for Applications**

An application to the City Planning Commission for the grant of a special permit respecting any *development* under the provisions of this Chapter shall include a site plan showing the location and proposed use of all *buildings* or *other structures* on the site; the location of all vehicular entrances and exits and proposed off-street parking spaces, and such other information as may be required by the City Planning Commission for its determination as to whether or not a special permit is warranted. Such information shall include, but not be limited to, justification of the proposed *development* in relation to the general purposes of the *Special Lincoln Square District* (Section 82-00), its relation to public improvements (Section 82-05), its proposed uses (Section 82-06), its parking facilities (Section 82-07), and its bulk and height (Section 82-08), as well, in applicable locations, as the inclusion of Mandatory Arcades (Section 82-09), public amenities (Section 82-10) and location of *building* walls in relation to certain *street lines* (Section 82-11).

* * *

82-05**Relationship to Public Improvement Projects**

In all cases, the Commission shall deny a special permit application, whenever the *development* will interfere with a public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, City Planning Commission, or Site Section Board as determined from the calendar of each such agency issued prior to the date of the public hearing on the application for a special permit.

* * *

82-06**Special Use Regulations**

In order to insure that a wide variety of consumer and service needs of local residents are met, a special limitation is imposed on the amount of street level frontage that can be devoted to any one type of commercial use, and a special incentive is provided to encourage uses compatible with the General Purposes of (Section 82-00).

* * *

82-061**Restriction on street level uses**

Within the *Special Lincoln Square District* on any zoning lot no more than 40 feet of *street line* frontage may be devoted to any one of the uses permitted in Use Groups 5, 6, 8, 9, 10 or 12 unless they are also included in Use Group L (Section 82-062). *Uses* under Use Group L are permitted without frontage limitation.

* * *

82-062**Use Group L**

Use Group L comprises a group of specially related uses selected from Use Groups 3, 4, 5, 6, 8, 9, 10 and 12 to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the many day and night visitors who are attracted to the civic, cultural, entertainment and educational activities of the *Special Lincoln Square District*.

* * *

A. Community Facilities

1. Clubs, except:
 - (a) Clubs, the chief activity of which is a service predominantly carried on as a business,
 - (b) Non-commercial outdoor swimming pool clubs, or
 - (c) Any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any *lot line*
2. Colleges or universities, including professional schools,
3. College or school dormitories or fraternity or sorority houses
4. Libraries, museums, or non-commercial art galleries
5. Non-commercial recreation centers
6. Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby *residential zoning lots*
7. *Public parks* or playgrounds or private parks
8. Welfare centers

B. Transient Accommodations

1. Hotels, transient

C. Convenience Retail or Service Establishments

1. Bakeries, provided that *floor area* used for production shall be limited to 750 square feet per establishment
2. Barber shops
3. Beauty parlors
4. Drug stores
5. Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of *floor area* per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds
6. Food stores, grocery stores, or delicatessen stores
7. Laundry establishments, hand or automatic self-service
8. Package liquor stores
9. Shoe or hat repair shops
10. Stationery stores
11. Tailor or dressmaking shops, custom
12. Variety stores, limited to 10,000 square feet of *floor area* per establishment

- D. Retail or Service Establishments**
1. Antique stores
 2. Art Galleries, commercial
 3. Artists' supply stores
 4. Book stores
 5. Candy or ice cream stores
 6. Catering establishments
 7. Cigar or tobacco stores
 8. Clothing or costume rental establishments
 9. Clothing or clothing accessory stores, limited to 10,000 square feet of floor area per establishment
 10. Florist shops
 11. Furrier shops, custom
 12. Gift shops
 13. Interior decorating establishments, provided that floor area used for processing, servicing, or repairs shall be limited to 750 square feet per establishment
 14. Jewelry or art metal craft shops
 15. Leather goods or luggage stores
 16. Locksmith shops
 17. Meeting halls
 18. Millinery shops
 19. Musical instrument repair shops
 20. Music stores
 21. Newsstands, open or enclosed
 22. Optician or optometrist establishments
 23. Pawn shops
 24. Pet shops
 25. Photographic equipment or supply stores
 26. Picture framing shops
 27. Record stores
 28. Shoe stores
 29. Sporting or athletic stores
 30. Stamp or coin stores
 31. Studios, art, music, dancing or theatrical
 32. Telegraph offices
 33. Television, radio phonograph or household appliance stores
 34. Toy stores
 35. Travel bureaus
 36. Umbrella repair shops
 37. Watch or clock stores or repair shops
- E. Clubs**
1. Non-commercial clubs without restrictions on activities and facilities
- F. Amusements**
1. Arenas or auditoriums, with capacity limited to 2,500 seats
 2. Billiard parlors or pool halls
 3. Bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment
 4. Eating or drinking places, including those which provide outdoor table service, without restrictions on entertainment or dancing
 5. Public dance halls
 6. Theaters
- G. Accessory Uses**

* * *

82-07

Modification of Parking and Off-Street Loading Requirements

No parking or off-street loading facilities shall be provided except as permitted under the specific terms of each permit granted under the provisions of this Chapter II (Special Lincoln Square District).

* * *

82-08

Modification of Bulk and Height and Setback Requirements

Bulk and Height and Setback regulations otherwise applicable in the L District are modified to the extent set forth in paragraph (1) through (4) of this section, subject to the following limitations:

- (a) in no event shall total *floor area* permitted on a *zoning lot* exceed 144 per cent of the maximum *floor area ratio* set forth in Section 33-122 and Section 33-123; and,
- (b) in no event shall the *floor area* of a *residential building* or the *residential portion* of a *mixed building* exceed 12.0.

(1) The provisions of Sections 25-16, 24-14, or 33-13 (Floor Area Bonus for a Plaza), Sections 23-17, 24-15, or 33-14 (Floor Area Bonus for a Plaza-Connected Open Area), Sections 23-18, 24-16, or 33-15 (Floor Area Bonus for Arcades, or Section 23-23 (Density Bonus for a Plaza-Connected Open Area or Arcade) shall not be applicable;

(2) For all *buildings* as to which the provisions of Section 82-09 (Mandatory Arcades) or Section 82-10 (Public Amenities) are applicable, *floor area* may be increased under terms and conditions set forth in Section 82-10 (Public Amenities);

(3) the *lot area* requirements for the *non-residential* portion of a *building* which is eligible for a *floor area* bonus under the provisions of this paragraph may be waived or reduced by the Commission provided that the Commission makes the additional finding that the waiver or reduction will not adversely effect the use of the structure or the surrounding area; and,

(4) Height and setback regulations may be modified by the Commission, following public notice and hearing and subject to Board of Estimate action, to the extent necessary to facilitate good design and to incorporate increases in maximum *floor area ratio* granted pursuant to paragraph (2) of this section, and shall be modified appropriately as to any *building* to which Sections 82-11 (Building Walls along Certain Streets) is applicable.

* * *

82-09

Mandatory Arcades

Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*: the north side of 61st Street between Central Park West and Broadway, the east side of Broadway between 61st and 65th Street, the east side of Columbus Avenue between 65th Street and 66th Street shall contain an *arcade* as defined in Section 12-10, except that:

- (a) The *arcade* shall extend the full length of the *zoning lot* along the *street lines* described above;
- (b) The exterior face of building columns shall lie along the *street lines* described above;
- (c) The minimum depth of the *arcade* shall be 17 feet (measured perpendicular to the exterior face of the building columns located on the *street line*) and the average height of the *arcade* along the center line of its longitudinal axis shall not be less than 20 feet;
- (d) The *arcade* shall contain no obstructions within the area delineated by the minimum width and height requirements of this section;
- (e) No *signs* may be affixed to any part of the *arcade* or building columns except on a parallel to the building wall projecting no more than 18 inches therefrom parallel to the *street line* along which the *arcade* lies;
- (f) The *arcade* shall be illuminated only by incandescent lighting.

* * *

82-10

Public Amenities

(a) The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specific paragraphs (a) through (f) of this Section and may authorize a corresponding decrease in required *lot area* per room, if applicable, and an appropriate modification of height and setback regulations for any new *buildings* which includes one or more of the public amenities described in paragraphs (a) through (f) of this Section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

In determining the increase in *floor area* that may be given for the inclusion of any amenity, the Commission shall consider:

- (1) The amount of *floor area* by which the total *floor area* of the *building* is reduced because of the inclusion of the amenity;
- (2) The direct construction cost of the amenity;

(3) The amount of continuing maintenance required for the amenity; integration with the remainder of the district and shall restrict the increase in floor area for any amenity within the ranges set forth in the following table:

(4) The degree to which the inclusion of the amenity furthers the objectives of the *Special Lincoln Square District*, and the degree to which the amenity incorporates distinguished and appropriate architectural characters, landscaping treatment and overall functional integration with the remainder of the district and shall restrict the increase in floor area for any amenity within the ranges set forth in the following table:

	Increase in Square Feet of Floor Area	
	<i>Minimum</i>	<i>Maximum</i>
(a) for a mandatory <i>arcade</i> (82-09)		7 per sq. ft. of Mandatory <i>Arcade</i>
(b) for any other <i>arcade</i> , except that no portion of a <i>building</i> can qualify both as an <i>arcade</i> and as a Mandatory <i>arcade</i>	5 per sq. ft. of <i>arcade</i>	5.5 per sq. ft. of <i>arcade</i>
(c) for a <i>plaza</i> , provided that no portion of a <i>zoning lot</i> can qualify both as a <i>plaza</i> and as a <i>pedestrian way</i>	6 per sq. ft. of <i>plaza</i>	7.2 per sq. ft. of <i>plaza</i>
(d) for a <i>pedestrian way</i>	6 per sq. ft. of <i>pedestrian way</i>	7.2 per sq. ft. of <i>pedestrian way</i>
(e) for a <i>galleria</i>	8 per sq. ft. of <i>galleria</i>	9.6 per sq. ft. of <i>galleria</i>
(f) for a <i>covered plaza</i>	12 per sq. ft. of <i>covered plaza</i>	14.4 per sq. ft. of <i>covered plaza</i>
(g) for subsurface concourse or bridge connections to other buildings or to subways.		An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section.

* * *

82-11

Building Walls Along Certain Street Lines

(a) Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*:

The north side of 61st Street between Central Park West and Broadway, the east side of Broadway between 61st Street and 65th Street, the east side of Columbus Avenue between 65th Street and 67th Street, the east side of Broadway between 67th Street and 68th Street, the west side of Broadway between 62d Street and 60th Street,

shall have exterior walls coincident with the *street lines* described above and rising for a height of not less nor more than 85 feet above the average curb elevation of that portion of the above described *street line* which the *zoning lot* abuts, before an initial setback of not less than 15 feet.

(b) Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*:

The west side of Broadway from 62d Street to 63d Street, the south side of 63d Street between Broadway and Columbus Avenue, the east side of Columbus Avenue between 63d Street and 62d Street, the east side of Broadway between 67th Street and 66th Street, the north side of 66th Street between Broadway and Columbus Avenue, the west side of Columbus Avenue between 66th Street and 67th Street,

shall have exterior walls coincident with the *street lines* described above rising without break or setback other than those permitted under the terms of a special permit granted under the provisions of Sections 82-02 and 82-03 of this Chapter.

The proposed amendments were the subject of a public hearing duly held by the Commission on January 29, 1969, Cal. No. 40. This matter was heard concurrently with the proposal to designate a Special Lincoln Square District (CP-20388-A), Cal. No. 41, and an amendment of a zoning map (CP-20395), Cal. No. 43.

Representatives of Community Planning Board No. 7, The Citizens Housing and Planning Council, Lincoln Square Community Council, Stephen Wise Synagogue, N. Y. Chapter American Institute of Architects, Citizens Union, Community Service Society, Lincoln Center for the Performing Arts, Lower West Side Community Council, The Women's City Club and several individuals appeared in favor of the proposed amendments. Several of the speakers suggested minor modifications of the amendment.

Two representatives of owners of property in the vicinity of the Lincoln Center appeared in opposition to the amendments. One of these oppositions was based on a misunderstanding of the proposal and was withdrawn.

The hearing was closed.

The Commission is in receipt of communications for and against the proposed amendment.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 47.

One of the distinctive characteristics of the Lincoln Square area is its gradual emergence as a complex of cultural, architectural, educational, residential and commercial activity. Stimulated by major public and private investment within and around the District, Lincoln Square has attracted all of the major activities which create a cosmopolitan city. The Lincoln Center for the Performing Arts, the City's cultural center, lies at the heart of the proposed District and represents an investment of nearly \$180,000,000. Other public investment in the immediate area includes the New York Coliseum and Amsterdam Houses. Fordham University, immediately south of Lincoln Center, is expanding its already extensive educational facilities which include graduate and undergraduate schools and a school of law. In the midst of these institutional activities lives a socially diverse residential population of varied ethnic, age and income characteristics. This residential community has been dedicated to achieving stable and balanced development for the area. The Lincoln Square Community Council an association of residents, businessmen, institutions and property owners, is their principal spokesman. Spurred by this activity in recent years the area also has begun to develop its potential as a commercial center. The entire district from Columbus Circle northward is traversed by Broadway, a historic New York City Street which has become a major urban boulevard.

Recognizing the dynamic potential of the Lincoln Square area the Lincoln Square Community Council and the City Planning Commission have jointly undertaken a comprehensive planning study of a 60-block area which contains the proposed 16-block Lincoln Square Special District. Based on this study, the Commission has proposed that two

actions be taken in the study area: (1) The Lincoln Square Special Purpose District should be created (CP-20365-A and CP-20388-A); and (2) certain midblock areas to the north of the proposed district be rezoned.

The amendments creating the Lincoln Square Special District are intended to encourage sound growth, to provide supportive services for residents, visitors and workers, and to enhance, protect and perpetuate the special character, interest, and value of the Lincoln Square community.

The Commission has previously held public hearings on proposals to rezone areas on the east side of Broadway in the vicinity of Lincoln Center for the Performing Arts to commercial districts which would have permitted central business district bulk and density in the area. The Commission intends to file these proposals (CP-20189 and CP-20200). Apart from the inappropriateness of such bulk and density in the Lincoln Square area, these proposals would not have brought about the optimal planning relationship of these properties to one another and the general area, which is made possible under the present Special District proposal. The principal provisions of the proposal are summarized below.

I. *Broadway Street Wall*

Broadway, the principal traffic artery in the District, cuts through the grid system of streets to form a boulevard from Columbus Circle northwest. Several actions were taken to emphasize and protect this historic street. A Mandatory Arcade must be developed along the east side of the street to provide pedestrian shelter; supportive services, including shopping appropriate to the area, are to be located along both sides of the boulevard. To enhance and protect the bold angle of the street, a uniform street wall requirement is imposed on structures with Broadway frontage.

With minor exceptions, building walls on either side of Broadway, from 60th Street to 68th Street and on Columbus Avenue from 65th to 67th Streets, are required to be located at the lot line and to rise uninterrupted for a height of 85 feet, and then to set back 15 feet. On three sides of the two trapezoid-shaped blocks near the Broadway-Columbus Avenue intersection no set-back is permitted at any height.

II. *Public Amenities*

A prime reason for creating the District was to provide a means to encourage private redevelopment to take place in a manner which will make the greatest contribution to public convenience and comfort. As one means of achieving this end, a class of "public amenities" was created, and floor area "bonuses" are proposed as an incentive to include one or more of them in redeveloped property. Five of the amenities eligible for bonuses—the mandatory arcade, pedestrian mall, galleria, covered plaza and bridge or subsurface concourse connection—are new to the Zoning resolution; and two—the plaza and arcade—presently are available throughout the City. With the exception of the mandatory arcade, plaza, plaza-connected open area, and arcade, each amenity and bonus will be governed by a special permit issued by the City Planning Commission and the Board of Estimate. Plazas, arcades, and plaza-connected open areas which provide more than the minimally-required amenity may be built under terms of a special permit.

The bonus figures listed for each of the amenities are stated in terms of additional square feet of floor area granted for each square foot of area occupied by the amenity. By providing appropriate amenities the floor area on a zoning lot may be increased by an additional 44 per cent over the present floor area ratio maximum (without plaza or arcade bonus) of 10.0, for a total of 14.4. Future residential development on any zoning lot may not exceed 12.0. A bonus or combination of bonuses granted without special permit may not increase the floor area ratio on a zoning lot above 12.0.

(1) *Mandatory arcade*—To integrate Broadway with the architectural and cultural complex at the Lincoln Center for the Performing Arts, to shield pedestrians from the elements, and to provide larger walking areas, the amendments provide that a mandatory arcade be developed along the east side of the Broadway-Columbus axis. Beginning on Columbus Avenue at 66th Street, the arcade will continue south on Broadway to 61st Street where it will turn east and terminate at Central Park West.

The arcade will be located at the lot line and will be 17 feet wide and 20 feet high. Lighting inside the arcade will be incandescent, and signs will be limited to those parallel to the building wall inside the arcade.

(2) *Plazas*, and (3) *arcades*, as presently defined in the Zoning Resolution may be built in the District without special permit at any location which is not subject to mandatory street wall or arcade requirements. They will receive the bonus presently specified in the Zoning Resolution. These amenities also may qualify for a larger bonus under a special permit.

(4) *The pedestrian mall* is an outdoor open space which is accessible to the public from an adjoining street, galleria, covered plaza, arcade, plaza, court, yard or other pedestrian mall. It is distinguished by the uses located along its boundaries and within its area. Cafes, kiosks, bazaars, benches, and statuary are among the obstruc-

tions which may cover a part of the area of the pedestrian mall. Thirty per cent of the walls along its boundary must be occupied by the special uses listed in Section 82-062 of the amendment (summarized later in this report).

(5) The galleria is a covered walkway for use by the general public which extends from one street, plaza, covered plaza, pedestrian mall, or galleria to another, and contains within it a special group of uses and features. It is intended to function as a secondary pedestrian circulation system and as a location for supportive uses. The galleria is required to be at least 20 feet wide and 30 feet high, with exceptions for natural daylight illumination. The special uses listed in Section 82-062 of the amendment must be located along at least 60 per cent of the galleria walls, and cafes, kiosks, bazaars, benches and statuary, and other similar features may cover a portion of its area. Above a specified height, bridges and balconies may also project into the galleria.

(6) The covered plaza is a ground floor level room within a building and contains features that provide comfort and convenience to the general public by whom the room is to be used. The room will function as a congenial shelter and sitting space for visitors and residents of the District. The floor area must be at least 1,500 square feet and the room must have a volume of 45,000 cubic feet. The room is required to contain benches, chairs, works of art, plantings, and adequate illumination; a portion of its area may also contain cafes, bazaars, kiosks, bridges and other similar features. The special uses listed in Section 82-062 must be located along at least 50 per cent of the walls of the room. The covered plaza may also contain access to the building's lobby.

(7) Subsurface concourses or bridge connections to other buildings or subways may be built to link buildings together or provide additional access to the subway system and thereby improve circulation and traffic in the District. Subsurface subway connections pose unknown cost parameters and could be highly desirable at the optional locations.

III. Height and Setback Requirements

Height and setback requirements may be modified by special permit to accommodate zoning lots of any size which are affected by the Broadway street-wall requirements or which contain any of the public amenities listed above.

IV. Use Group L

One of the distinctive characteristics of the Lincoln Square area is its mixture of cultural, educational, institutional, residential and commercial activities. To protect and enhance this unique blend of activities, and to provide adequate supportive services for them, a group of special use regulations was developed from uses presently permitted in a C4-7 District. Any use permitted in a C4-7 zone is permitted in the District. However, unless a commercial use also is listed in Use Group L, the amount of street frontage it may occupy on Broadway or Columbus Avenue is limited to 40 feet. There is no restriction on the frontage which may be occupied on other streets or by a residential or Group L use.

V. Parking and Off-Street Loading

In order to control the volume and impact of residential, commercial and transient vehicular traffic in the area, parking and loading facilities are governed by special permit issued by the City Planning Commission. The special district is an area in need of parking facilities which are carefully located with respect to impact on traffic flow, residential activity and safety for children and pedestrians in general.

VI. Lot Area Requirements

The lot area requirements operate to reduce the number of residential dwelling units which can be built in a mixed building (a building containing Residential and Commercial uses or Residential and Community Facility uses) to below the number permitted in an entirely residential building. By Special Permit the City Planning Commission may reduce or waive the lot area requirement for the non residential portion of mixed buildings where it is demonstrated that additional density will not adversely affect the building or the District.

Following public hearing it was deemed advisable to make the following modifications to the amendments on the basis of comments received at and following the hearing.

The amendment, as heard, established a "pedestrian way." Since this term could be confused with pedestrian ways as designated on the City Map it was deemed advisable to modify the designation to "pedestrian mall" throughout the amendment.

At public hearing, the 40-foot frontage limitation of Section 82-06 was proposed to be applied to all street frontage in the proposed District, both avenues and side streets. On the basis of information received at and following the hearing, it was deemed admissible to modify the amendment as follows:

a. The 40-foot frontage limitation applies only to frontage on either side of Broadway or Columbus Avenue; side streets are excluded.

b. A definition of "street frontage" is inserted to eliminate problems of administration in the Buildings Department.

Section 82-08(1) which eliminated the as-of-right legal plazas, arcades and plaza-connected open areas is modified to restore these amenities, so they may be built without Special Permit and with the bonuses presently available in the Zoning Resolution. However, the amount of floor area available through as-of-right bonuses—or a combination of these bonuses and the Mandatory Arcade bonus—may not increase total Floor Area Ratio on any zoning lot above 120. A developer may still obtain a higher bonus for plazas and arcades if he utilizes the Special Permit provisions of the text.

There were several printers' errors in the two narrative introductory paragraphs of Section 82-10. The text corrects these errors and eliminates as redundant the last phrase in Section 82-10(4) as well as redundant words in the definition of "galleria" and "pedestrian way."

Consequently, it was determined that the amendments as heard, under consideration as modified subsequent to the hearings would provide appropriate modifications of the Zoning Resolution and they were thereupon adopted, as modified, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changes relating to various sections concerning a new Special Lincoln Square District, as follows:

Matter in **bold** type is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

* * *

11-12
Establishment of Districts

* * *

11-123
Establishment of Special Lincoln Square District
In order to carry out a special purpose of this resolution as set forth in Article VIII, Chapter 2, the *Special Lincoln Square District* is hereby established.

* * *

12-10 DEFINITIONS

* * *

Covered Plaza
A "covered plaza" is an enclosed space directly accessible to the public from an adjoining *street, galleria, pedestrian way, arcade, plaza, court; yard* or other *covered plaza* which is not more than five feet above or five feet below such points of access, and which:

- (a) **Has uses specified in Use Group L (Section 82-062), occupying frontage along the bounding walls of the *covered plaza* of at least 50 per cent of the length of such bounding walls of the *covered plaza* and immediately accessible to the *covered plaza* and**
- (b) **Has an area of at least 1,500 square feet and a volume of at least 45,000 cubic feet, and**
- (c) **Is furnished with benches, chairs, works of art, plantings, adequate illumination and other appropriate features, and**
- (d) **Is kept open to the public on a schedule suitable to meet the public need for such a place of assembly.**

Furniture, furnishings, kiosks, plantings and other obstructions shall not occupy more than 50 per cent of the *floor area* of a *covered plaza* and shall be so located as not to impede the free flow, of pedestrian traffic or be of such a

nature, material or design as to endanger the health or safety of the public.

Entrances to lobbies may be located along the boundary of a *covered plaza* but the *floor area* of an entrance lobby shall not be considered as part of the *covered plaza*. Arbors, trellises, awnings, canopies, balconies (subject to the provisions of Sections 23-13 or 24-175), or bridges shall be permitted in a *covered plaza* provided that the aggregate area of such obstruction is less than 30 per cent of the area of the *covered plaza*.

* * *

Floor Area

* * *

In particular, *floor area* includes:

(e) Floor space in *galleries*, *covered plazas* and interior balconies [or] mezzanines, or bridges

(f) Floor space in open or roofed terraces, exterior balconies, bridges, breezeways or porches, * * *

* * *

However, the *floor area* of a *building* shall not include:

* * *

(e) Floor space in open or roofed terraces, exterior balconies, bridges, breezeways or porches, * * *

* * *

Galleria

A "Galleria" is a roofed *pedestrian mall*, which extends from a *street*, *pedestrian mall*, *galleria*, *covered plaza* or *plaza* to another *street*, *pedestrian mall*, *galleria*, *covered plaza* or *plaza*, is unobstructed except as permitted for a *pedestrian mall* from its lowest level to an average height of not less than 30 feet (except that if illuminated with natural daylight through windows or skylights having an aggregate glass area of at least 50 per cent of the *floor area* of the *galleria*, the minimum average height may be reduced to 20 feet) and which has a minimum width at any point of 20 feet, and in which:

Uses included under Use Group L (Section 82-062) shall have a frontage along the bounding walls of the *galleria* of not less than 60 per cent of the length of such boundary walls and have immediate access to it, except that if one wall is a party wall the uses shall occupy not less than 30 per cent of the length of the frontage of the wall which is not a party wall.

* * *

Pedestrian Mall

A "pedestrian mall" is that part of a zoning lot, including *courts*, *yards* or *plazas* which:

(b) Is accessible by the public from an adjoining *street*, *galleria*, *covered plaza*, *arcade*, *plaza*, *court*, *yard*, or other *pedestrian mall*, and

(c) Has adequate illumination and appropriate architectural or other design treat-

ment along all abutting building walls extending from the lowest level of the *pedestrian mall*, to at least 30 feet above its highest level, or, to full height of wall whichever is lower, and

(d) Has uses specified in Use Group L (Section 82-062) fronting along the bounding walls of the *pedestrian mall* for at least 30 per cent of the length of such bounding walls of the *pedestrian mall* and immediately accessible to it.

Arbors, trellises, awnings, canopies, balconies (subject to the provisions of Sections 23-13 or 24-175), or bridges shall be permitted above a *pedestrian mall* provided that the aggregate area of such obstruction is less than 30 per cent of the area of the *pedestrian mall*.

Parapets not exceeding three feet eight inches in height, or railings or screen walls not less than 50 per cent open without limitation in height, flag poles, open terraces or porches, steps, ornamental fountains or statuary, benches, planting beds, shrubs or trees, as well as cafe or bazaar furniture or kiosks not permanently affixed to the structure shall be permitted in a *pedestrian mall* provided that the aggregate area of such obstructions is less than 50 per cent of the area of the *pedestrian mall* and provided that no such obstruction is located so as to impede the free flow of pedestrian traffic or is of such a nature, material or design as to endanger the health or safety of the public.

* * *

23-13

Balconies

In the districts indicated, balconies which: may, by a distance not exceeding nine feet, penetrate any *sky exposure plane* or project into or over any required open area set forth in the following Sections:

* * *

(i) *Pedestrian mall*

23-15

Maximum Floor Area Ratio in R10 Districts

* * *

(Section 82-08 (Modification of Bulk and Height and Setback Requirements))

* * *

24-175

Balconies

In the districts indicated, * * * * may, by a distance not exceeding nine feet, penetrate any *sky exposure plane* or project into or over any required open area set forth in the following sections:

* * *

(h) *Pedestrian mall*

33-120.5

Maximum limit on floor area ratio

In all districts as indicated, except as provided in Section 81-06 (Modification of Bulk Regulations) or in Section 82-08 (Modification of Bulk

Regulations), notwithstanding any other provision of this resolution, the maximum *floor area ratio* shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 20 per cent.

* * *

33-13

Floor Area Bonus for a Plaza

33-131

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirement)** for each square foot of *plaza* or portion of a *plaza* provided on a *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as set forth in the following table:

* * *

33-133

Community facility buildings in certain other specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, for each square foot of *plaza* or portion of a *plaza* provided on a *zoning lot*, the total floor area permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *community facility building* or a *building* used for both *commercial* and *community facility uses* may be increased as set forth in the following table:

* * *

33-14

Floor Area Bonus for a Plaza-Connected Open Area

33-141

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, for each square foot of open area unobstructed from its lowest level to the sky, which has a Minimum dimension of 40 feet and which connects two *plazas* or a *plaza* with a *street*, the total *floor area* permitted on a *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as though such open area were part of the *plaza* eligible for the bonus set forth in Section 33-131 (Commercial buildings in certain specified Commercial Districts).

* * *

33-15

Floor Area Bonus for Arcades

33-151

Commercial buildings in certain specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height Setback Requirements)**, for each square foot of arcade provided on a zoning lot, the total floor area permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *commercial building* may be increased as set forth in the following table:

* * *

33-153

Community facility buildings in certain other specified Commercial Districts

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk & Height and Setback Regulations)**, for each square foot of *arcade* provided on a *zoning lot*, the total *floor area* permitted on that *zoning lot* under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a *community facility building* or a *building* used for both *commercial* and *community facility uses* may be increased as set forth in the following table:

* * *

33-43

Maximum Height of Front Wall and Required Front Setbacks

In all districts, as indicated, if the front wall or other portion of a *building or other structure* is located at the *street line* or within the *initial setback distance* set forth in this Section, the height of such front wall or other portion of a *building or other structure* shall not exceed the maximum height above *curb level* set forth in this Section. Above such specified maximum height and beyond the *initial setback distance*; the *building or other structure* shall not penetrate the *sky exposure plane* set forth in this Section. The regulations of this Section shall apply except as otherwise provided in Section 33-42 (Permitted Obstructions), Section 33-44 (Alternate Front Setbacks), Section 33-45 (Tower Regulations), **Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, or **Section 82-11 (Building Walls along certain street lines)**.

* * *

33-44

Alternate Front Setbacks

In all districts, as indicated, if an open area is provided along the full length of the *front lot line* with the minimum depth set forth in this Section, the provisions of Section 33-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the *front lot line*. However, in such instances, except as otherwise provided in Section 33-42 (Permitted Obstructions), Section 33-45 (Tower Regulations), or **Section 82-08 (Modification of Bulk Height and Setback Requirements)**, no *building or other structure* shall penetrate the

alternate *sky exposure plane* set forth in this Section, and the *sky exposure plane* shall be measured from a point above the *street line*.

* * *

Supplementary Regulations

33-45

Tower Regulations

33-451

In certain specified Commercial Districts
In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, any *buildings* or portions thereof which in the aggregate occupy not more than 40 per cent of the *lot area* of a *zoning lot* or, for *zoning lots* of less than 20,000 square feet, the per cent set forth in Section 33-454 (Towers on small lots), may penetrate an established *sky exposure plane*. (Such *building* or portion thereof is hereinafter referred to as a tower). At any given level, except where the provisions set forth in Section 33-455 (Alternate regulations for towers on lots bounded by two or more streets), or Section 33-456 (Alternate setback regulations on lots bounded by two or more streets), or Section 33-457 (Tower setbacks on narrow blocks), are applicable and where the option is taken to be governed by such provisions, such tower may occupy any portion of the *zoning lot* not located less than 15 feet from the street line, of a *narrow street*, or less than 10 feet from the *street line* of a *wide street*, provided that the aggregate area so occupied within 50 feet of a *narrow street* shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a *wide street* shall not exceed 1,600 square feet.

* * *

33-455

Alternate regulations for towers on lots bounded by two or more streets

In the districts indicated, if a *zoning lot* is bounded by at least two *street lines*, a tower may occupy the per cent of the *lot area* of a *zoning lot* set forth in this Section, provided that, except as otherwise set forth in Section 33-457 (Tower setbacks on narrow blocks), and **Section 82-08 (Modification of Bulk and Height and Setback Requirements)**, all portions of any *building* or *buildings* on such *zoning lot*, including such tower, are set back from *street lines* as required in this Section.

* * *

33-456

Alternate setback regulations on lots bounded by two or more streets

In the districts indicated, except as otherwise set forth in Section 33-457 (Tower setbacks on narrow blocks), and **Section 82-06 (Modification of Bulk & Height and Setback Requirements)**, if a *zoning lot* is bounded by at least two *street lines*, a tower occupying not more than the per cent of *lot area* set forth in Section 33-451 (In

certain specified Commercial Districts) or Section 33-454 (Towers on small lots) may be set back from a *street line* as follows:

* * *

34-10 APPLICABILITY OF RESIDENCE DISTRICT BULK REGULATION

34-11

General Provisions

In the districts indicated, the *bulk* regulations for *residential buildings* set forth in Article II, Chapter 3, shall apply to all *residential buildings* in accordance with the provisions of this Section, except as modified by the provisions of Sections 34-21 to 34-24, inclusive, relating to Exceptions to Applicability of Residence District Controls, **and subject to the provisions of Article VIII, Chapter 2 (Special Lincoln Square District) where applicable.**

* * *

35-10 GENERAL PROVISIONS

Except as otherwise provided in this Chapter, **and except as otherwise provided in Article VIII, Chapter 2 (Special Lincoln Square District)** the portions of a *mixed building* used for *residential use* are subject to the *bulk* regulations set forth in Article II, Chapter 3, and the portions of a *mixed building* used for *commercial* or *community facility use* are subject to the *bulk* regulations set forth in Article III, Chapter 3.

* * *

35-35

Floor Area Bonus for Plaza, Plaza-Connected Open Area, or Arcade in Connection with Mixed Buildings

In the districts indicated, any *floor area* bonus for a *plaza*, a *plaza-connected open area*, or an *arcade* permitted under the applicable district regulations for any *residential, commercial, or community facility* portion of a *mixed building*, may be applied to a *mixed building*, provided that any given *plaza, plaza-connected open area, or arcade* shall be counted only once in determining the bonus. **The provisions of this section are subject to the provisions of Section 82-08 (Modification of Bulk and Height and Setback Requirements).**

35-40 APPLICABILITY OF LOT AREA REQUIREMENTS TO MIXED BUILDINGS

35-41

Lot Area Requirements for Non-Residential Portions of Mixed **Buildings**

In the districts indicated, except as otherwise provided in Section 35-42 (Density or Lot Area Bonus in Mixed Buildings) **and Section 82-08 (Modification of Bulk and Heights and Setback Requirements)**, in addition to the *lot area* for the *residential portion* of a *mixed building* required under the provisions of Sections 35-21 to 35-23, inclusive, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings, for each 100 square feet of *floor area* used for *commercial* or *community facility use*, an amount of *lot area* shall be provided not less than

as set forth in this Section. Any given *lot area* shall be counted only once in meeting the *lot area* requirements.

* * *

35-42

Density or Lot Area Bonus in Mixed Buildings
In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements)** the lot area reduction set forth in Section 23-23 (Density Bonus for a Plaza, Plaza-Connected Open Area, or Arcade) shall apply to the *lot area* requirements set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room) to the extent that the *building* is used for *residential use*; and the *lot area* reduction set forth in Section 23-26 or Section 24-22 (Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade), shall apply to the *lot area* requirements set forth in Section 35-41 (Lot Area Requirements for Non-Residential Portions of Mixed Buildings) to the extent that the *building* is used for *commercial* or *community facility use*.

* * *

35-62

Maximum Height of Front Wall in Initial Setback Distance

In the districts indicated, **except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements) and Section 82-11 (Building Walls along certain Street lines)**, the maximum height of a front wall of a *mixed building* within the *initial setback distance* shall be the maximum height of a front wall permitted in the applicable district for a *residential, commercial, or community facility building*, whichever permits the greatest maximum height. However, for the purpose of this Section, the first *story* used for *commercial uses* shall be considered equivalent to two *residential stories*.

* * *

36-10 PERMITTED ACCESSORY OFF-STREET PARKING SPACES

36-11

General Provisions

In all districts as indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and off-street Loading Requirements)**, *accessory* off-street parking spaces may be provided for all permitted *uses* subject to the applicable provisions set forth in Section 36-12 (Maximum Size of Accessory Group Parking Facilities). Such *accessory* off-street parking spaces may be open or enclosed. However, except as otherwise provided in Section 73-49 (Roof Parking) or Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments), no spaces shall be located on any roof which is immediately above a *story* other than a basement.

* * *

REQUIRED ACCESSORY OFF-STREET
PARKING SPACES FOR COMMERCIAL
OR COMMUNITY FACILITY USES

36-21

General Provisions

In all districts indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and Off-Street Loading Requirements)**, *accessory* off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this section for all new *development* after the effective date of this resolution for the *commercial* or *community facility* uses listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the use of such *development*.

* * *

36-30 REQUIRED ACCESSORY OFF-
STREET PARKING SPACES FOR
RESIDENCES WHEN PERMITTED
IN COMMERCIAL DISTRICTS

36-31

General Provisions

In all districts, as indicated, *accessory* off-street parking spaces, open or enclosed, shall be provided for all new *residences* constructed after the effective date of this resolution, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the *use* of such *residences*: Section 36-39 (Special Provisions for Zoning Lots Divided by District Boundaries).

Section 82-07 (Modification of Parking and off-street Loading Requirements)

* * *

36-33

Requirements Where Group Parking Facilities
Are Provided

In the districts indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and Street Loading Requirements)**, for new *residences developed* under single ownership or control, where *group parking facilities* are provided, the number of required *accessory* off-street parking spaces is as set forth in this Section.

* * *

36-34

Modification of Requirements for Small Zoning
Lots

In the districts indicated, **except as otherwise provided in Section 82-07 (Modification of Parking and off-street Loading Requirements)**, for small *zoning lots*, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions set forth in this Section.

* * *

36-61

Permitted Accessory Off-Street Loading Berths

In all districts, as indicated, *accessory* off-street loading berths, open or enclosed, may be provided for all permitted uses, under rules and regulations

promulgated by the Commissioner of Buildings, and subject to the provisions of Section 36-682 (Location of access to the street), Section 36-683 (Restrictions on location of berths near Residence Districts), Section 36-684 (Surfacing), Section 36-685 (Screening), and Section 82-07 (Modification of Parking and off-street Loading Requirements).

* * *

**Chapter 2 Special Lincoln Square District
82-00 GENERAL PURPOSES**

The "Special Lincoln Square District" established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) To preserve, protect and promote the character of the *Special Lincoln Square District* area as the location of a unique cultural and architectural complex -- an attraction which helps the City of New York to achieve pre-eminent status as a center for the performing arts, and thus conserve its status as an office headquarters center and a cosmopolitan residential community;
- (b) To improve circulation patterns in the area in order to avoid congestion arising from the movements of large numbers of people; improvement of subway stations and public access thereto; including convenient transportation to, from and within the district, and provision of *arcades, open space*, and subsurface concourses;
- (c) To help attract a useful cluster of shops, restaurants and related amusement activities which will complement and enhance the area as presently existing;
- (d) To provide an incentive for possible *development* of the area in a manner consistent with the foregoing objectives which are an integral element of the Comprehensive Plan of the City of New York;
- (e) To encourage a desirable urban design relationship of each *building* to its neighbors and to Broadway as the principal street; and
- (f) To promote the most desirable use of land in this area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues.

* * *

82-01

Definition (repeated from Section 12-10)
Special Lincoln Square District

The "Special Lincoln Square District" is a Special Purpose District designated by the letter "L", in which special regulations set forth in Article VIII, Chapter 2 apply to all *developments*. The *Special Lincoln Square District* appears on the *zoning maps* superimposed on other districts, and its regulations supplement those of the districts on which it is superimposed.

* * *

82-02**General Provisions**

In harmony with the general purpose and intent of this resolution and the general purposes of the *Special Lincoln Square District* and in accordance with the provisions of this Chapter, certain specified *bulk* regulations of the districts on which the *Special Lincoln Square District* is superimposed are made inapplicable and the City Planning Commission, by special permit after public notice and hearing and subject to Board of Estimate action, may grant special permits authorizing modifications of specified applicable district *bulk* regulations for any *development* in the *Special Lincoln Square District*.

In addition to meeting the requirements, conditions, and safeguards prescribed by the Commission as set forth in this Chapter, each such *development* shall conform to and comply with all of the applicable district regulation on use, *bulk*, supplementary use regulations, regulations applying along district boundaries, *accessory signs*, *accessory off-street parking* and *off-street loading*, and all other applicable provisions of this resolution, except as otherwise specifically provided in this Chapter.

* * *

82-03**Action by the Board of Estimate**

The resolution of approval by the City Planning Commission, together with a copy of the application for a grant of a special permit, shall be filed with the Secretary of the Board of Estimate, and the Board of Estimate shall act upon such resolution in accordance with the provisions of Section 200 of the New York City Charter.

* * *

82-04**Requirements for Applications**

An application to the City Planning Commission for the grant of a special permit respecting any *development* under the provisions of this Chapter shall include a site plan showing the location and proposed use of all *buildings* or *other structures* on the site; the location of all vehicular entrances and exits and proposed off-street parking spaces, and such other information as may be required by the City Planning Commission for its determination as to whether or not a special permit is warranted. Such information shall include, but not be limited to, justification of the proposed *development* in relation to the general purposes of the *Special Lincoln Square District* (Section 82-00), its relation to public improvements (Section 82-05), its proposed uses (Section 82-06), its parking facilities (Section 82-07), and its bulk and height (Section 82-08), as well, in applicable locations, as the inclusion of Mandatory Arcades (Section 82-09), public amenities (Section 82-10) and location of *building walls* in relation to certain *street lines* (Section 82-11).

* * *

82-05

Relationship to Public Improvement Projects
 In all cases, the Commission shall deny a special permit application, whenever the *development* will interfere with a public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, City Planning Commission, or Site Section Board as determined from the calendar of each such agency issued prior to the date of the public hearing on the application for a special permit.

* * *

82-06

Special Use Regulations

In order to insure that a wide variety of consumer and service needs of local residents are met, a special limitation is imposed on the amount of street level frontage that can be devoted to any one type of commercial use, and a special incentive is provided to encourage uses compatible with the General Purposes of (Section 82-00).

* * *

82-061

Restriction on street level uses

Within the *Special Lincoln Square District* on any zoning lot no more than 40 feet of *street line* frontage may be devoted to any one of the uses permitted in Use Groups 5, 6, 8, 9, 10 or 12 unless they are also included in Use Group L (Section 82-062). *Uses* under Use Group L are permitted without frontage limitation.

* * *

82-062

Use Group L

Use Group L comprises a group of specially related uses selected from Use Groups 3, 4, 5, 6, 8, 9, 10 and 12 to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the many day and night visitors who are attracted to the civic, cultural, entertainment and educational activities of the *Special Lincoln Square District*.

* * *

A. Community Facilities

1. Clubs, except:
 - (a) Clubs, the chief activity of which is a service predominantly carried on as a business,
 - (b) Non-commercial outdoor swimming pool clubs, or
 - (c) Any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any *lot line*
2. Colleges or universities, including professional schools,
3. College or school dormitories or fraternity or sorority houses
4. Libraries, museums, or non-commercial art galleries

5. Non-commercial recreation centers
 6. Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby *residential zoning lots*
 7. *Public parks* or playgrounds or private parks
 8. Welfare centers
- B. Transient Accommodations
1. Hotels, transient
- C. Convenience Retail or Service Establishments
1. Bakeries, provided that *floor area* used for production shall be limited to 750 square feet per establishment
 2. Barber shops
 3. Beauty parlors
 4. Drug stores
 5. Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of *floor area* per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.
 6. Food stores, grocery stores, or delicatessen stores
 7. Laundry establishments, hand or automatic self-service
 8. Package liquor stores
 9. Shoe or hat repair shops
 10. Stationery stores
 11. Tailor or dressmaking shops, custom
 12. Variety stores, limited to 10,000 square feet of *floor area* per establishment
- D. Retail or Service Establishments
1. Antique stores
 2. Art Galleries, commercial
 3. Artists' supply stores
 4. Book stores
 5. Candy or ice cream stores
 6. Catering establishments
 7. Cigar or tobacco stores
 8. Clothing or costume rental establishments
 9. Clothing or clothing accessory stores, limited to 10,000 square feet of *floor area* per establishment
 10. Florist shops
 11. Furrier shops, custom
 12. Gift shops
 13. Interior decorating establishments, provided that *floor area* used for processing, servicing, or repairs shall be limited to 750 square feet per establishment
 14. Jewelry or art metal craft shops
 15. Leather goods or luggage stores
 16. Locksmith shops
 17. Meeting halls
 18. Millinery shops
 19. Musical instrument repair shops
 20. Music stores
 21. Newsstands, open or enclosed

22. Optician or optometrist establishments
 23. Pawn shops
 24. Pet shops
 25. Photographic equipment or supply stores
 26. Picture framing shops
 27. Record stores
 28. Shoe stores
 29. Sporting or athletic stores
 30. Stamp or coin stores
 31. Studios, art, music, dancing or theatrical, radio or television
 32. Telegraph offices
 33. Television, radio phonograph or household appliance stores
 34. Toy stores
 35. Travel bureaus
 36. Umbrella repair shops
 37. Watch or clock stores or repair shops
- E. Clubs
1. Non-commercial clubs without restrictions on activities and facilities
- F. Amusements
1. Arenas or auditoriums, with capacity limited to 2,500 seats
 2. Billiard parlors or pool halls
 3. Bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment
 4. Eating or drinking places, including those which provide outdoor table service, without restrictions on entertainment or dancing
 5. Public dance halls
 6. Theaters
- G. Accessory Uses

* * *

82-07**Modification of Parking and Off-Street Loading Requirements**

No parking or off-street loading facilities shall be provided except as permitted under the specific terms of each permit granted under the provisions of this Chapter II (Special Lincoln Square District).

* * *

82-08**Modification of Bulk and Height and Setback Requirements**

Bulk and Height and Setback regulations otherwise applicable in the L District are modified to the extent set forth in paragraph (1) through (4) of this section, subject to the following limitations:

- (a) in no event shall total *floor area* permitted on a *zoning lot* exceed 144 per cent of the maximum *floor area* ratio set forth in Section 33-122 and Section 33-123; and,
- (b) in no event shall the *floor area* of a *residential building* or the *residential portion* of a *mixed building* exceed 12.0

(1) The provisions of Sections 25-16, 24-14, or 33-13 (Floor Area Bonus for a Plaza), Sections 23-17, 24-15, or 33-14 (Floor Area Bonus for a Plaza-Connected Open Area), Sections 23-18,

24-16, or 33-15 (Floor Area Bonus for Arcades, or Section 23-23 (Density Bonus for a Plaza-Connected Open Area or Arcade) shall apply, except that bonuses granted under these sections or under a combination of these sections and Section 82-10(a) may not increase the maximum *Floor Area Ratio* on any *zoning lots* above 12.0;

(2) For all *buildings* as to which the provisions of Section 82-09 (Mandatory Arcades) or Section 82-10 (Public Amenities) are applicable, *floor area* may be increased under terms and conditions set forth in Section 82-10 (Public Amenities);

(3) the *lot area* requirements for the non-residential portion of a *building* which is eligible for a *floor area* bonus under the provisions of this paragraph may be waived or reduced by the Commission provided that the Commission makes the additional finding that the waiver or reduction will not adversely effect the use of the structure or the surrounding area; and,

(4) Height and setback regulations may be modified by the Commission, following public notice and hearing and subject to Board of Estimate action, to the extent necessary to facilitate good design and to incorporate increases in maximum *floor area ratio* granted pursuant to paragraph (2) of this section, and shall be modified appropriately as to any *building* to which Sections 82-11 (Building Walls along Certain Streets) is applicable.

* * *

Mandatory Arcades

82-09

Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*: the north side of 61st Street between Central Park West and Broadway, the east side of Broadway between 61st and 65th Street, the east side of Columbus Avenue between 65th Street and 66th Street shall contain an *arcade* as defined in Section 12-10, except that:

- (a) The *arcade* shall extend the full length of the *zoning lot* along the street lines described above;
- (b) The exterior face of building columns shall lie along the *street lines* described above;
- (c) The minimum depth of the *arcade* shall be 17 feet (measured perpendicular to the exterior face of the building columns located on the *street line*) and the average height of the *arcade* along the center line of its longitudinal axis shall not be less than 20 feet;
- (d) The *arcade* shall contain no obstructions within the area delineated by the minimum width and height requirements of this section;

- (e) No signs may be affixed to any part of the *arcade* or building columns except on a parallel to the building wall projecting no more than 18 inches therefrom parallel to the *street* line along which the *arcade* lies:
- (f) The *arcade* shall be illuminated only by incandescent lighting.

* * *

82-10

Public Amenities

(a) The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specific paragraphs (a) through (f) of this Section and may authorize a corresponding decrease in required *lot area* per room, if applicable, and an appropriate modification of height and setback regulations for any new *buildings* which includes one or more of the public amenities described in paragraphs (a) through (f) of this Section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

In determining the increase in *floor area* that may be given for the inclusion of any amenity, the Commission shall consider:

- (1) The amount of *floor area* by which the total *floor area* of the *building* is reduced because of the inclusion of the amenity;
- (2) The direct construction cost of the amenity;
- (3) The amount of continuing maintenance required for the amenity;
- (4) The degree to which the inclusion of the amenity furthers the objectives of the *Special Lincoln Square District*.

The Commission shall restrict the increase in *floor area* for any amenity within the ranges set forth in the following table:

* * *

	Increase in Square Feet of <i>Floor Area</i>	
	<i>Minimum</i>	<i>Maximum</i>
(a) for a mandatory <i>arcade</i> (82-09)		7 per sq. ft. of Mandatory <i>Arcade</i>
(b) for any other <i>arcade</i> , except that no portion of a <i>building</i> can qualify both as an <i>arcade</i> and as a Mandatory <i>arcade</i>	5 per sq. ft. of <i>arcade</i>	5.5 per sq. ft. of <i>arcade</i>
(c) for a <i>plaza</i> , provided that no portion of a <i>zoning lot</i> can qualify both as a <i>plaza</i> and as a <i>pedestrian way</i>	6 per sq. ft. of <i>plaza</i>	7.2 per sq. ft. of <i>plaza</i>
(d) for a <i>pedestrian way</i>	6 per sq. ft. of <i>pedestrian way</i>	7.2 per sq. ft. of <i>pedestrian way</i>
(e) for a <i>galleria</i>	8 per sq. ft. of <i>galleria</i>	9.6 per sq. ft. of <i>galleria</i>
(f) for a covered <i>plaza</i>	12 per sq. ft. of covered <i>plaza</i>	14.4 per sq. ft. of covered <i>plaza</i>

- (g) for subsurface concourse or bridge connections to other buildings or to subways.

An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section.

* * *

82-11

Building Walls Along Certain Street Lines

- (a) Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*:

The north side of 61st Street between Central Park West and Broadway, the east side of Broadway between 61st Street and 65th Street, the east side of Columbus Avenue between 65th Street and 67th Street, the east side of Broadway between 67th Street and 68th Street, the west side of Broadway between 62d Street and 60th Street,

shall have exterior walls coincident with the *street lines* described above and rising for a height of not less nor more than 85 feet above the average curb elevation of that portion of the above described *street line* which the *zoning lot* abuts, before an initial setback of not less than 15 feet.

- (b) Any *development* located on a *zoning lot* with a *lot line* which coincides with any of the following *street lines*:

The west side of Broadway from 62d Street to 63d Street, the south side of 63d Street between Broadway and Columbus Avenue, the east side of Columbus Avenue between 63d Street and 62d Street, the east side of Broadway between 67th Street and 66th Street, the north side of 66th Street between Broadway and Columbus Avenue, the west side of Columbus Avenue between 66th Street and 67th Street,

shall have exterior walls coincident with the *street lines* described above rising without break or setback other than those permitted under the terms of a special permit granted under the provisions of Sections 82-02 and 82-03 of this Chapter.

In favor—DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, Commissioners.

In opposition—BEVERLY M. SPATT, Commissioner.

CONCURRING STATEMENT OF COMMISSIONER WALTER McQUADE
(CP-20365-A and CP-20388-A)

March 19, 1969.

I vote "aye." Mr. Chairman, if you will, I too have a short dissertation on why I'm voting for the Lincoln Square District. To my mind, it demonstrates one of the reasons I serve on the Commission. I believe, like all City bodies, our main concern is with social justice, which so often in our case narrows into economic justice in the matter of the use of real estate. But, once in a while, we get a chance to do justice to the City as a place, and Lincoln Square is one of those opportunities.

Broadway is quite a street. It slants across the efficient gridiron of New York like a genuine eccentric. Like the best of eccentrics, it pays human dividends. Out of collisions with the gridiron arise opportunities such as Union Square, Madison Square,

Herald Square, Times Square, Columbus Circle, Lincoln Square, Sherman Square, Verdi Square, Montefiore Park and Mitchell Square.

Several years ago, Broadway became a pleased but uncertain link between Columbus Circle and that glorious new rich cultural event—Lincoln Center. She was like a mother without a high school diploma, whose daughter had just married a Rockefeller.

Nice things promised. Slightly more important buildings began to occur in the area. A philanthropist announced he would donate a linear park on the west side of Broadway, all the way from Columbus Circle up to Lincoln Center—a 15-foot wide walkway with trees and benches. This amenity promises to be even better than the center strip of Park Avenue. It will be something that people can use not just look at.

Then, as development began to stir on the other side of Broadway, we got a chance to intervene. The idea proposed was for us to establish a common cornice height on the east side of Broadway on these blocks, similar to the orderly grandeur of the old Park Avenue; on the street level to bring about a pedestrian arcade where people could walk comfortably when it rained or when it was hot and sunny in summer. If we could persuade the landowners who wanted to build here to build in this pattern by granting them certain exceptions in zoning, there were other amenities we could urge on them, too.

Behind the bulk of their buildings, courtyards could be carved out in the inner blocks—areas open to the public, with restaurants and small shops, sort of informal anterooms to the Lincoln Center plaza across Broadway.

So, we began to confer with developers and the community and from that came the legislation we are recommending to the Board of Estimate. If it works, this part of Broadway may become one of the world's pleasantest and best looking avenues. It could be the kind of place that still gives reassurance to people many years from now, when the world otherwise has changed, when our present social problems have solved themselves, God willing, and newer problems are preoccupying New Yorkers.

The old European cities we admire seem sometimes simply to have accrued such pleasures, but I doubt that the Spanish Steps or the Galleria in Milan simply happened. Someone made it possible for them to happen. Perhaps in our form of government it is one of the responsibilities of Planning Commissions to keep an eye out for such opportunities.

When such opportunities arise, they must be seized without delay. Otherwise, conventional development occurs and forgoes the opportunity for at least one generation.

The increased traffic and density of people have been mentioned as a concern in our discussions. I agree we have responsibility also to try to solve, in conjunction with the community and consulting experts, the problem of the traffic of cars. Work is going forward on that and on a complete detail plan for the entire area. Meanwhile, I believe the community leaders and professional planners are squarely behind today's action.

If we can make things more pleasant and efficient for pedestrians, that in itself justifies a little more density of people. As proposed, this will cost the City no money but it will cost the developers more than the minimal investment now possible on these sites. I'm satisfied that the concessions to be granted them are not exorbitant, but reasonable. Of course, if the idea works their properties will in time increase immensely in value. I wish them well. I wish Broadway well.

Finally, in closing, there is the matter of the possible watering down of the zoning ordinance to consider. Are we doing this? I doubt it. Instead, I think we are focusing the good intent and ideas of the zoning ordinance more clearly on this small area. City-wide zoning resolutions have, by necessity, to be rather general. If zoning could be more clearly defined in one special design district, it not only becomes more useful but more positive—it doesn't just forbid certain practices. As we have interpreted it, it can coax, induce, or even bargain for more positive pleasure to happen.

I hope for more special design districts, not only in Manhattan, but in all Boroughs—to give pleasure and variety to people and their great-grandchildren. Thank you for this opportunity to clear my throat and my mind, and give my regards to Broadway.

No. 18

(CP-20388A)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8c, establishing an L District, bounded by Amsterdam Avenue, West 68th Street, a line 100 feet east of Columbus Avenue, West 67th Street, a line 200 feet west of Central Park West, West 62d Street, Central Park West, West 61st Street, Broadway, and West 60th Street, Borough of Manhattan.

(On January 15, 1969, Cal. No. 26, the Commission fixed January 29, 1969 for a hearing; on January 29, 1969, Cal. No. 41, the hearing was closed; on February 19, 1969, Cal. No. 12 and on March 5, 1969, Cal. No. 14, the matter was laid over.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on January 15, 1969, Cal. No. 26, authorized a public hearing on an amendment of the Zoning Map, Section No. 8c establishing an L District, bounded by Amsterdam Avenue, West 68th Street, a line 100 feet east of Columbus Avenue, West 67th Street, a line 200 feet west of Central Park West, West 62d Street, Central Park West, West 61st Street, Broadway and West 60th Street, Borough of Manhattan as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.

The rezoning was initiated by the City Planning Commission to delineate the boundaries of the new Special Lincoln Square District.

The proposed amendment was the subject of a public hearing duly held by the Commission on January 29, 1969, Cal. No. 41, in conjunction with public hearings relating to the Special Lincoln Square District CP-20365-A, Cal. No. 40, and CP-20595, Cal. No. 43.

There were a number of appearances, as described in the related report CP-20365-A adopted by the Commission on March 19, 1969, Cal. No. 17, and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 18.

The provisions of the Special Lincoln Square District, and the purposes of establishing such a district, are set forth in the related report CP-20365-A adopted by the Commission on March 19, 1969, Cal. No. 17. This district is designed "to preserve, protect and promote the character of the Special Lincoln Square District area as the location of a unique cultural and architectural complex—an attraction which helps the City of New York to achieve pre-eminent status as a center for the performing arts, and thus conserve its status as an office headquarters centers and a cosmopolitan residential community."

Consequently, it was determined that the amendment under consideration would provide appropriate boundaries for the new District, and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 8c, be establishing an L District, bounded by Amsterdam Avenue, West 68th Street, a line 100 feet east of Columbus Avenue, West 67th Street, a line 200 feet west of Central Park West, West 62d Street, Central Park West, West 61st Street, Broadway, and West 60th Street, Borough of Manhattan as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.

In favor—DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, Commissioners.

In opposition—BEVERLY M. SPATT, Commissioner.

March 19, 1969.

DISSENTING REPORT OF COMMISSIONER BEVERLY MOSS SPATT

I vote no on the approval of a Lincoln Square Special Permit District which gives the Commission discretionary power to grant up to a 44 per cent bonus. I take this stand with the awareness that to the public the attractiveness of design seemingly makes this proposal a positive one; but with the knowledge that this design factor obscures the important consideration of basic planning issues which have never been fully debated. I oppose the Lincoln Square Special Permit District with its 44 per cent density and bulk bonus because:

it will extend the Central Business District without knowledge of needs, relationships and consequences;

it will exacerbate an already difficult traffic situation;

it will substitute zoning by contract for zoning by ordinance.

Need For A Plan

A Special District designation requires a clearly enunciated comprehensive framework within which proposals may be evaluated and decisions made. No such overall guidelines are presented in this amendment. The text of the approved amendment informs everyone that the first three objectives of the Lincoln Square District relating to land use and circulation are "an integral element of the Comprehensive Plan of The City of New

York." This would be more reassuring if there actually were a comprehensive plan. We have no comprehensive plan for the City, no plan for the Central Business District and no approved plan for the Lincoln Square area. It is important for us to have such a plan first. The circumstances in which this is being prepared are unfortunate, because the majority of this Commission, in recommending the adoption of this amendment, has already made a prejudgment not supported by any documentation or even by any planning theory, that the area around Lincoln Center should be developed at higher densities than presently allowed. This kind of prejudgment has implications beyond the Lincoln Square area itself. The Lincoln Square plan cannot be prepared in a vacuum. Unless its relationship to the greater Central Business District is fully understood and the plan tied into a plan for the Central Business District, there are likely to be some serious miscalculations. The Lincoln Square area, I am convinced, has great potential for an outstanding planned development. However, I am not prepared to endorse an amendment which would squander huge floor area and density bonuses without reference to any plan for the area's land use and circulation system and its relationship to the greater Central Business District. A realistic plan can guide development. Vague policy statements invite defeat by economic pressures; and conversely economic growth may lead to des-economics where vague policies exist. Today's approval of the Lincoln Square Special District with a 44 per cent bonus will stimulate certain development whereby the social cost might very well be higher than the social gains, and whereby the long range effect may be contrary to the health, safety, morals and general welfare.

Pedestrian and Vehicular Circulation

The amelioration of a serious circulation problem is of legitimate concern to the City. This amendment, as approved, does nothing to resolve this problem but rather exacerbates an already severe traffic generator. The Zoning Resolution's basic bulk and density restrictions are designed to control overcrowding and congestion. They should not be proscribed by granting bonuses to builders in an already badly congested area for which there is no circulation plan.

The vehicular problem is a linear problem and must be resolved as such. Block by block design is meaningless. The arcades and pedestrian malls may open up some area for pedestrian circulation but this is just peripheral to the really serious vehicular problem. This amendment makes no positive contribution in this area but this amendment does have a negative impact.

It is interesting to note that the City Planning Agency in opposing the granting of a variance* to a single developer in the district concurred with statements of interested citizens which, in fact, support my contention. The opposition was to a granting to one landowner of an F.A.R. of 16.9 which would be 2.5 higher than the F.A.R. 14.4 which would be permitted by this amendment. The very strong objections made in terms of density and circulation are equally valid against this amendment which will provide an increase in the area many times the 2.5. In terms of the multiplier effect the entire area rezoning with bonuses will appreciably increase the bulk and use on innumerable parcels all along the district frontage compounding the problems many times over the 2.5.

* Variance granted by the Board of Standards and Appeals.

It also should be noted that the petition of The City of New York and the Department of City Planning to annul this variance actually supports my opposition to this zoning amendment. (Petition commenced, February 24, 1969)

(For public testimony see appendix.)

Design Control

The objective of controlling urban design in areas of such unique architectural and cultural importance as Lincoln Center and the City and Borough Civic Centers is without question most desirable. These areas are sufficiently important to warrant design control. It should not be necessary to sacrifice planning controls in order to achieve this control of design. If the City is to engage in aesthetic zoning, aesthetics must be exercised in accordance with a comprehensive plan to achieve total community and City goals. A published concept plan for design of the total area would be a matter of a public hearing and public adoption. The individual building plans would be reviewed in reference to the conceptual plan. Developers would be on notice that their plans must comply with the district's basic bulk and density controls and comply generally with this concept plan.

Today's approved amendment places the City on perilous grounds. It gives authority to a Commission, not established as a design board, to approve or reject buildings based on design factors. Without any plan, and because the Commission is not equipped as a design committee, the Commission's judgment, of necessity, must be subjective.

I do believe the question of achieving excellence of design must be examined. Perhaps there need be a public cost in return for a public good. But first we must explore the best way of achieving this public good. Admittedly, design in the past, has been

neglected but now we have swung totally to the other side without any understanding of the relationship of design to basic planning concepts.

Let me emphatically state that I do believe the Zoning Resolution must serve the City, not be the master. In so doing, it must be a flexible tool, not a rigid one. However, changes in the resolution must be for the benefit of the general public. I believe this amendment is not in the interest of the general public and undermines the planning and legal integrity of the zoning resolution. This violation of the resolution is a basic denial of the zoning intent and cannot be reconciled in the manner suggested by the Commission without irreparable damage to zoning and to the future of the City.

Zoning by Contract

The designation of this Special District was a result of individual negotiations which had been taking place for over a year with an individual developer concerning the rezoning of a block opposite Lincoln Center. The rezoning was a response to the Planning Department's desire to achieve a particular designed building in return for a grant of a higher density. The Commission initiated the rezoning and held two public hearings, each time increasing the density until a density was reached satisfying the design desired by the Department and the density desired by the developer. It is obvious that increased bulk was being used as a "carrot" and that intensity of use was being bartered away piecemeal to gain nebulous control over design of an individual building. Zoning, in this instance, was being used purely as an expedient rather than as an implementor of a land use plan. Zoning was being determined by a private agreement between a municipal zoning authority and a private party.

The Lincoln Square Special Permit district is not based on any valid assumptions with actual facts and figures. It does not evolve from an area planning concept but rather from an individual approach to individual buildings and streets. It has not been proven to be in the overall interest of the community-at-large, and, in fact, will have an adverse effect on the area's residential character and circulation system. The absence of a conceptual plan and specific standards gives the Commission extreme discretion in the matter of granting or not granting up to a 44 per cent bonus and leaves the matter completely open to negotiations, and in turn to administrative problems accompanied by interminable delay. This type of zoning, based on the integrity and sincerity of public officials opens up new avenues of abuse and impropriety.

Conclusion

I believe the present and future development of the City must not be determined by a process of individual agreements but rather within the context of a predetermined planning concept. This concept must be based not just on design considerations but on the social, economic and physical factors of the City and its composite neighborhoods. This concept must be clearly articulated and the zoning ordinance with existing or new formulae must be the tool to achieve the public goal. In such an atmosphere social as well as economic benefit will accrue to the individual and to the City.

APPENDIX

Public testimony in opposition to 781-68BZ, a variance granted by the Board of Standards and Appeals.

Community Planning Board No. 7
Chairman, December 10, 1968

The proposed change would:

"permit excessive densities in land;

"it would negatively effect the residential character of the neighborhood;

"it would create a safety hazard to school children in adjacent schools;

"it would worsen traffic flow and public transportation; and it is contrary to

the interests of effective community planning."

Lincoln Square Community Council

President, January 14, 1969

"... great bulk on Broadway would immeasurably complicate traffic, parking, transportation and pedestrian movement."

Hart, Krivatsy & Stubee

Planning Consultants, January 20, 1969

Lincoln Square is

"an important vehicular corridor and entry to the C. B. D., and which has unique traffic obstacles and major activities which generate much internal movement."

Braislin, Porter & Wheellock, Inc.

Real Estate Consultants, February 5, 1969.

"From the analysis it is apparent *present zoning* does permit a reasonable return on land costs under good design." [underlining mine]

Petition of the Department of City Planning and The City of New York, commenced February 24, 1969 (Signed by Donald H. Elliott)

that: Broadway and Columbus Avenues already "carry heavy traffic in vehicles which are in transit;"

the "volume of such traffic is likely to increase as the midtown central business district to the south expands westward;"

pedestrian and vehicular traffic to Lincoln Center and Fordham University converge in this area and "such converging traffic, when heavy, impedes circulation on Broadway, Columbus Avenue and side streets,"

density increase "will generate and attract vehicular and pedestrian traffic . . . will increase the total level of traffic;"

"it is reasonable to control traffic volume by restricting density;

"it is reasonable to restrict density by restricting F.A.R.;

"restricting such bulk is reasonably calculated to protect the use of residences, institutions and cultural facilities in the neighborhood and the ease and safety of access thereto and egress therefrom"

"districts permitting an F.A.R. of more than 12 are concentrated in midtown and lower Manhattan Central Business Districts. Such concentration is reasonable in the light of the abundance of subway and trunk railroad transportation serving said central business district and their existing community and architectural characteristics."

No. 19

(CP-20595)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8c, (1) changing from R8 Districts to R7-2 Districts property within the area bounded generally by West 72d Street, Amsterdam Avenue, West 79th Street, Columbus Avenue, West 77th Street, a line 200 feet west of Central Park West, West 68th Street, Broadway, West 70th Street and Freedom Place and its northerly prolongation; and (2) changing from an R10 District to a C4-7 District property bounded by West 62d Street, a line 200 feet west of Central Park West, West 62d Street, a line 100 feet east of Broadway and a line 100 feet east of Columbus Avenue, Borough of Manhattan.

(On January 15, 1969, Cal. No. 28, the Commission fixed January 29, 1969 for a hearing; on January 29, 1969, Cal. No. 43, the hearing was closed; on February 19, 1969, Cal. No. 14, and on March 5, 1969, Cal. No. 15, the matter was laid over.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on January 15, 1969, Cal. No. 28, authorized a public hearing on an amendment of the Zoning Map, Section No. 8c, (1) changing from R8 Districts to R7-2 Districts property within the area bounded generally by West 72d Street, Amsterdam Avenue, West 79th Street, Columbus Avenue, West 77th Street, a line 200 feet west of Central Park West, West 68th Street, Broadway, West 70th Street and Freedom Place and its northerly prolongation; and (2) changing from an R10 District to a C4-7 District property bounded by West 66th Street, a line 200 feet west of Central Park West, West 62d Street, a line 100 feet east of Broadway and a line 100 feet east of Columbus Avenue, Borough of Manhattan as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.

The rezoning was initiated by the City Planning Commission to provide zoning designations in harmony with existing and prospective development within and in the vicinity of the new Special Lincoln Square District.

The proposed amendment was the subject of a public hearing duly held by the Commission on January 29, 1969, Cal. No. 43, in conjunction with public hearings relating to the Special Lincoln Square District CP-20365A, Cal. No. 40 and CP-20388A, Cal. No. 41. There were a number of appearances, as described in the related report CP-20365A adopted by the Commission on March 19, 1969, Cal. No. 17 and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 19.

The proposal to rezone these areas is one of the actions recommended by the Commission on the basis of the comprehensive planning study for the Lincoln Square area undertaken jointly by the Lincoln Square Community Council and the Commission.

The R7-2 zoning proposed for the midblock areas is intended to reflect and preserve the brownstone character of these side streets. The area contains a variety of types of housing units, ranging from single ownership and cooperative buildings to rental units.

The residential population is diverse, and a large proportion of the Lincoln Square area's 18,000 elderly persons occupy dwelling units in these structures. This zoning change conforms to the City's policy of maintaining medium density construction on narrower side streets which cannot absorb high bulk buildings. It is expected that the R7-2 designation will add stability to the residential community and encourage rehabilitation of the structures.

The rezoning from R10 to C4-7 within the new L District will permit greater flexibility in the use and design of new construction contemplated for the Special Lincoln Square District.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 8c, so as to (1) change from R8 Districts to R7-2 Districts property within the area bounded generally by West 72d Street, Amsterdam Avenue, West 79th Street, Columbus Avenue, West 77th Street, a line 200 feet west of Central Park West, West 68th Street, Broadway, West 70th Street and Freedom Place and its northerly prolongation; and (2) change from an R10 District to a C4-7 District property bounded by West 66th Street, a line 200 feet west of Central Park West, West 62d Street, a line 100 feet east of Broadway and a line 100 feet east of Columbus Avenue, Borough of Manhattan as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman;
WALTER McQUADE, CHESTER PAPKIN, Commissioners.

BEVERLY M. SPATT, Commissioner—abstaining.

No. 20

(CP-20590)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9a, changing from an R8 District to an R10 property bounded by East 88th Street, a line 100 feet west of Lexington Avenue, East 87th Street and a line 150 feet east of Park Avenue, Borough of Manhattan.

(On January 15, 1969, Cal. No. 27, the Commission fixed January 29, 1969 for a hearing; on January 29, 1969, Cal. No. 42, the hearing was closed; on February 19, 1969, Cal. No. 13, and on March 5, 1969, Cal. No. 16, the matter was laid over.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on January 15, 1969, Cal. No. 27, authorized a public hearing on an amendment of the Zoning Map, Section No. 9a, changing from an R8 District to an R10 District property bounded by East 88th Street, a line 100 feet west of Lexington Avenue, East 87th Street and a line 150 feet east of Park Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.

The rezoning was requested by a representative of the New York City Educational Construction Fund to facilitate construction of a combined public school-housing facility on the property under consideration.

The site was approved by the Site Selection Board on January 22, 1968 and subsequently approved by the Mayor on April 1, 1968. Title was vested with the City on May 31, 1968.

The amendment was the subject of a public hearing duly held by the Commission on January 29, 1969, Cal. No. 42.

No opposition to the amendment developed and the hearing was closed.

The matter was considered at a meeting of the Commission held on March 19, 1969, Cal. No. 20. The applicant contemplates the construction of a 40-story combined school and housing facility containing about 190 apartments in a residential tower above the school. There will be an accessory garage for about 100 cars on the lowest level of the structure. The school is designed to provide special education for 270 boys between the ages of thirteen and seventeen and will occupy five lower levels of the building.

The rezoning constitutes a minor easterly extension of an existing R10 zone fronting on Park Avenue and will permit construction of the facility as planned.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon

adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 9a, so as to change from an R8 District to an R10 District property bounded by East 88th Street, a line 100 feet west of Lexington Avenue, East 87th Street and a line 150 feet east of Park Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated January 15, 1969.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman;
WALTER McQUADE, CHESTER RAPKIN, Commissioners.
BEVERLY M. SPATT, Commissioner—abstaining

No. 21

(CP-20646)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8c, changing from a C2-8 District to C5-1 and C1-9 Districts property bounded by 1st Avenue, East 62d Street, a line 125 feet west of 1st Avenue, and a line midway between East 64th Street and East 65th Street, Borough of Manhattan

(On February 19, 1969, Cal. No. 35, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 47, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on February 19, 1969, Cal. No. 35, authorized a public hearing on an amendment of the Zoning Map, Section No. 8c, changing from a C2-8 District to C5-1 and C1-9 Districts property bounded by 1st Avenue, East 62d Street, a line 125 feet west of 1st Avenue, and a line midway between East 64th Street and East 65th Street, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated February 19, 1969.

The rezoning was requested, in part, by a representative of the contract vendee of a church building situated on the northerly side of East 62d Street within the existing C2-8 District. The applicant contemplates the conversion of the church building for use as a radio studio, which would be permitted in the proposed C5-1 but not in the existing C2-8 District. The applicant requested the rezoning of only his property. The Commission expanded the scope of the proposed rezoning in order to provide for a more logical zoning pattern.

The proposed amendment was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 47.

A representative of the applicant appeared in favor of the proposal. There were no appearances in opposition and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 21.

The present C2-8 zone appears unduly restrictive for the area in question between East 62d Street and East 64th Street. This area is developed with a variety of mixed uses with which a radio station would be compatible. The rezoning of this area to C5-1 would be appropriate. The related rezoning to C1-9 of the northwest corner of 1st Avenue and East 64th Street would constitute a logical extension of the more restrictive C1-9 zone.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 8c, so as to change from a C2-8 District to C5-1 and C1-9 Districts property bounded by 1st Avenue, East 62d Street, a line 125 feet west of 1st Avenue, and a line midway between East 64th Street and East 65th Street, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated February 19, 1969.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman;
WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

No. 22**(CP-20645)**

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 8c, changing from R10 and C5-3 Districts to a C6-4 District property bounded by West 57th Street, a line 200 feet west of 8th Avenue, a line midway between West 57th Street and West 58th Street and 8th Avenue, Borough of Manhattan.

(On February 19, 1969, Cal. No. 34, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 46, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:

March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on February 19, 1969, Cal. No. 34, authorized a public hearing on an amendment of the Zoning Map, Section No. 8c, changing from R10 and C5-3 Districts to a C6-4 District property bounded by West 57th Street, a line 200 feet west of 8th Avenue, a line midway between West 57th Street and West 58th Street and 8th Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated February 19, 1969.

The rezoning was requested by a representative of an owner of a portion of the property involved to facilitate the conversion of a church within an existing 16-story apartment house to a small theatre.

The proposed amendment was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 46. A representative of the applicant appeared in favor of the rezoning. There were no appearances in opposition and the hearing was closed.

The Commission is in receipt of a communication from The Fifth Avenue Association in opposition to the rezoning.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 22. The church, which occupied the first and second floors of the building, it not readily convertible to residential use because of its unique structural arrangement. The proposed conversion to a small theatre is not incompatible with surrounding commercial development which includes a number of C6 type uses. Other properties involved in the rezoning consist of a two-story commercial structure containing a bowling alley and two six-story dwellings containing ground floor commercial uses. It is noted that 8th Avenue, south of West 57th Street, as well as West 57th Street opposite the site is zoned C6-4. The rezoning constitutes a logical northerly extension of the existing C6-4 zone and will provide a zoning designation consistent with existing commercial development within and in the vicinity of the property under consideration.

In view of these circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 8c, so as to change from R10 and C5-3 Districts to a C6-4 District property bounded by West 57th Street, a line 200 feet west of 8th Avenue, a line midway between West 57th Street and West 58th Street and 8th Avenue, Borough of Manhattan, as shown on a diagram bearing the signature of the Secretary and dated February 19, 1969.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

BOROUGH OF BROOKLYN

No. 23**(CP-20604)**

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 16c, changing from a C6-1 District to an R6 District property bounded by State Street, a line 200 feet west of 4th Avenue, a line midway between State Street and Atlantic Avenue and Smith Street, Borough of Brooklyn.

(On January 29, 1969, Cal. No. 24, the Commission fixed February 19, 1969 for a hearing; on February 19, 1969, Cal. No. 55, the hearing was closed.)

On motion, laid over.

No. 24 (CP-20644)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 22b, establishing within an existing R4 District, a C1-2 District bounded by 13th Avenue, 83d Street, a line 100 feet westerly of 13th Avenue and 82d Street, Borough of Brooklyn.

(On February 19, 1969, Cal. No. 36, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 48, the hearing was closed.)

On motion, the following favorable report was unanimously adopted:
March 19, 1969.

To Secretary, Board of Estimate, from City Planning Commission:

Pursuant to Section 200 of the New York City Charter, the City Planning Commission on February 19, 1969, Cal. No. 36, authorized a public hearing on an amendment of the Zoning Map, Section No. 22b, establishing within an existing R4 District, a C1-2 District bounded by 13th Avenue, 83d Street, a line 100 feet westerly of 13th Avenue and 82d Street, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated February 19, 1969.

The rezoning was requested by the Department of Public Works in order to facilitate the construction of the Dyker Branch Library. The scope of the proposed rezoning was expanded slightly by the City Planning Commission to provide a more uniform zoning pattern along 13th Avenue.

The proposed amendment was the subject of a public hearing duly held by the Commission on March 5, 1969, Cal. No. 48.

There were no appearances and the hearing was closed.

The matter was considered further at a meeting of the Commission held on March 19, 1969, Cal. No. 24.

The property proposed to be rezoned consists of the library site and five adjoining two story structures with ground floor stores. The library site was approved by the Site Selection Board on March 18, 1968 and is now in the ownership of The City of New York.

The proposed C1-2 zone will permit the construction of a structure of sufficient size to meet the library needs of the community. The expansion of an existing C1-2 zone to include the blockfront in question is consistent with existing and prospective development of the area.

In view of the circumstances, it was determined that the amendment under consideration would provide appropriate zoning for the area involved and it was thereupon adopted, together with the following resolution, which is herewith filed with the Secretary of the Board of Estimate, in accordance with the provisions of Section 200 of the New York City Charter:

Resolved, By the City Planning Commission that the Zoning Resolution of The City of New York, effective as of December 15, 1961, and as subsequently amended, be and the same hereby is amended by changing the Zoning Map, Section No. 22b, by establishing within an existing R4 District, a C1-2 District bounded by 13th Avenue, 83d Street, a line 100 feet westerly of the 13th Avenue and 82d Street, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated February 19, 1969.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

—
LANDMARKS PRESERVATION
—

BOROUGHS OF MANHATTAN AND BROOKLYN
—

No. 25 (CP-20683)

COMMUNICATION, dated February 18, 1969 from the Landmarks Preservation Commission forwarding pursuant to Section 207-2.0 of the Administrative Code, a list of three landmarks and landmark sites and one historic district by the Landmarks Preservation Commission as follows:

1. Van Nuyse-Magaw House, 1041 East 22d Street, Borough of Brooklyn.
2. The Dakota Apartments, 1 West 72d Street, Borough of Manhattan.
3. Stephen Van Rensselaer House, 149 Mulberry Street, Borough of Manhattan.
4. Henderson Place Historic District. The property bounded by East 86th Street, East End Avenue, East 87th Street, the western property line of 552 East 87th Street and Henderson Place, Borough of Manhattan.

Communication dated February 19, 1969 from the Acting Secretary of the Board of Estimate, transmitting these matters to the City Planning Commission for report.

(On March 13, 1969, Cal. No. 168 to 171 inclusive, the Board of Estimate referred this matter to the Commission.)

On motion, the following favorable report was unanimously adopted:
Reports pursuant to Section 207-2.0 of the Administrative Code on a list of three landmarks and landmark sites and one historic district designated by the Landmarks Preservation Commission in the Boroughs of Brooklyn and Manhattan

March 19, 1969.

On February 19, 1969, the Acting Secretary of the Board of Estimate transmitted to the City Planning Commission for reports, pursuant to Section 207-2.0f(1) of the Administrative Code, a communication dated February 18, 1969, from the Landmarks Preservation Commission submitting a list of three landmarks and landmark sites and one historic district designated on February 11, 1969, by the Landmarks Preservation Commission in the boroughs of Brooklyn and Manhattan.

Under Section 207-2.0f(1) of the Administrative Code, the City Planning Commission is required to report to the Board of Estimate with respect to the relation of designations by the Landmarks Preservation Commission to the Master Plan, the Zoning Resolution, projected public improvements and any plans for the renewal of the area involved.

The following are the reports of the City Planning Commission on each of the three landmarks and landmark sites and one historic district designated by the Landmarks Preservation Commission on February 11, 1969.

Landmarks and Landmark Sites and One Historic District

1. Van Nuyse-Magaw House, 1041 East 22d Street, Borough of Brooklyn (LP-9175).

Landmark Site—Borough of Brooklyn Tax Map, Block 7586, Lot 19.

The Van Nuyse House Site is located in an R2 Zoning District.

This site is not affected by the Master Plan so far as adopted, projected public improvements or any plans for the renewal of the area involved.

2. The Dakota Apartments, 1 West 72d Street, Borough of Manhattan (LP-0280).

Landmark Site—Borough of Manhattan Tax Map, Block 1125, Lot 25.

The Dakota Apartments site is in an R10 Zoning District.

This site is not affected by the Master Plan so far as adopted, projected public improvements or any plans for the renewal of the area involved.

3. Stephen Van Rensselaer House, 149 Mulberry Street, Borough of Manhattan (LP-0563).

Landmark Site—Borough of Manhattan Tax Map, Block 236, Lot 21.

The Stephen Van Rensselaer House Site is located in a C6-1 Zoning District.

This site is not affected by the Master Plan so far as adopted, projected public improvements or any plans for the renewal of the area involved.

4. Henderson Place Historic District, Borough of Manhattan (LP-0454).

The property bounded by East 86th Street, East End Avenue, East 87th Street, the western property line of 552 East 87th Street and Henderson Place.

The Henderson Place Historic District is located in an R8 Zoning District.

This site is not affected by the Master Plan so far as adopted, projected public improvements or any plans for the renewal of the area involved.

These reports on the three landmarks and landmark sites and one historic district designated by the Landmarks Preservation Commission on February 11, 1969, is hereby submitted to the Board of Estimate, pursuant to Section 207-2.0f(1) of the Administrative Code.

DONALD H. ELLIOTT, Chairman; LAWRENCE M. ORTON, Vice-Chairman; WALTER McQUADE, CHESTER RAPKIN, BEVERLY M. SPATT, Commissioners.

**II. FIXING WEDNESDAY, APRIL 16, 1969, AT 10 A. M.
 FOR FUTURE PUBLIC HEARINGS**

URBAN RENEWAL

BOROUGH OF QUEENS

No. 26

(CP-20680)

IN THE MATTER OF rescinding the designation of the portion of the College Point Industrial Development Area bounded by 28th Avenue, 120th Street, a line 100 feet south of 29th Avenue and the Flushing Bay, Borough of Queens, an Area Appropriate for Urban Renewal.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York,

as the time and place for a public hearing on rescinding the designation of the portion of the College Point Industrial Development Area bounded by 28th Avenue, 120th Street, a line 100 feet south of 29th Avenue and the Flushing Bay, Borough of Queens, as an area appropriate for urban renewal.

—
CITY MAP CHANGES
—

—
BOROUGH OF BROOKLYN
—

No. 27 (CP-20647)

COMMUNICATION dated January 14, 1969, from the President, Borough of Brooklyn, transmitting Map No. X-1972 showing the **discontinuance and closing of Huron Street and India Street from West Street** to the United States bulkhead line of the **East River**, Borough of Brooklyn.

(On January 23, 1969, Cal. No. 143, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199b of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a map (No. X-1972) showing the discontinuance and closing of Huron Street and India Street, both from West Street to the United States bulkhead line of East River, Borough of Brooklyn. The map is signed by the Borough President and dated January 13, 1969.

No. 28 (CP-20648)

COMMUNICATION dated January 14, 1969, from the President, Borough of Brooklyn, transmitting Map No. X-1971 **eliminating the lines of Huron Street and India Street from West Street** to the high water line of the **East River**, adjusting the grades therefor, and establishing two permanent sewer easements, Borough of Brooklyn.

(On January 23, 1969, Cal. No. 144, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199b of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by modifying the lines and grades of the street system bounded by Freeman Street, West Street, Java Street and the permanent water line of the East River, including the elimination of Huron Street and India Street, Borough of Brooklyn, in accordance with a map (No. X-1971) signed by the Borough President and dated January 13, 1969.

—
BOROUGH OF THE BRONX
—

No. 29 (CP-20675)

COMMUNICATION dated February 4, 1969, from the President, Borough of The Bronx, transmitting map showing the layout of a Park Addition to Spuyten Duyvil Shorefront Park at Johnson and Edsall Avenues, Borough of The Bronx.

(On February 14, 1969, Cal. No. 208, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199b of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by laying out a park addition to Spuyten Duyvil Park located at Johnson Avenue and Edsall Avenue, Borough of The Bronx, in accordance with a map (No. 11837) signed by the Borough President and dated February 3, 1969.

—
BOROUGH OF QUEENS
—

No. 30 (CP-20670)

COMMUNICATION, dated February 5, 1969, from the President, Borough of Queens, transmitting Map No. 4558 **discontinuing and closing 149th Avenue from Rockaway Boulevard to 177th Street**, Borough of Queens.

(On February 14, 1969, Cal. No. 118, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199b of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a map (No. 4558) showing the discontinuance and closing of 149th Avenue from 175th Street to 177th Street, Borough of Queens. The map is signed by the Borough President and dated January 31, 1969.

No. 31 (CP-20671)

COMMUNICATION, dated February 5, 1969, from the President, Borough of Queens, submitting Map No. 4557 showing a change in the street system heretofore laid out, including the **layout of a sewer easement within the territory bounded by 175th Street, 148th Road, New York Boulevard, 149th Road and Rockaway Boulevard, Borough of Queens.**

(On February 14, 1969, Cal. No. 119, the Board of Estimate referred this matter to the Commission.)

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 199b of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by modifying the lines of the street system within the territory bounded by 175th Street, 148th Road, New York Boulevard, 149th Avenue, 177th Street, 149th Road and Rockaway Boulevard, including the elimination of 149th Avenue from 175th Street to 177th Street, Borough of Queens, in accordance with a map (No. 4557) signed by the Borough President and dated January 31, 1969.

No. 32 (CP-20672)

COMMUNICATION, dated February 5, 1969, from the President, Borough of Queens, submitting Map No. 4560 showing a change in the street system heretofore laid out, including the **layout of a sewer easement within the territory bounded by Cross Island Parkway, Francis Lewis Boulevard, 17th Avenue and Clintonville Street, Borough of Queens.**

(On February 14, 1969, Cal. No. 120, the Board of Estimate referred this matter to the Commission.)

Resolved, That the City Planning Commission, pursuant to Section 199b of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on a proposed change in the City Map by modifying the lines and grades of the street system within the territory bounded by Cross Island Parkway, Francis Lewis Boulevard, 157th Street, 17th Avenue and Clintonville Street, Borough of Queens, in accordance with a map (No. 4560) signed by the Borough President and dated January 27, 1969.

ZONING

No. 33 (CP-20642)

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, **relating to various sections concerning automotive service establishments in C7 Districts.**

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendments relating to various sections concerning automotive service establishments in C7 Districts, as follows:

Matter in **bold type** is new; matter in brackets [], is old, to be omitted; matter in *italics* is defined in Section 12-10.

32-17

Use Group 8

* * *

C. AUTOMOTIVE SERVICE ESTABLISHMENTS

Automobile rental establishments
Public parking garages or public parking lots with capacity of 150 spaces or less, subject to the provisions set forth for *accessory* off-street parking spaces in Section 36-53 (Location of Access to the Street), Section 36-55 (Surfacing), and Section 36-56 (Screening), and provided that **such public parking lots are not permitted as of right in C7 Districts and such public parking garages are not permitted as of right in C2-5, C2-6, C2-7, C2-8, C4-5, C4-6, C4-7, C6, C7, C8-4, M1-4, M1-5, M1-6, M2-3 M2-4 or M3-2 Districts,** unless an application, including complete plans and specifications, for the construction of any such *public parking garage* was filed with the Department of Buildings prior to January 11, 1962 and provided further that the construction of such *public parking garage* shall be completed and a certificate of occupancy obtained prior to December 15, 1963. *Public parking garages* may be open or enclosed, provided that no portion of such *use* shall be located on a roof other than a roof which is immediately above a *cellar or basement*.

32-22

Use Group 13

* * *

C7 C8

B. [AUTOMOTIVE] SERVICE ESTABLISHMENTS

[*Automotive service stations*, open or enclosed, provided that facilities for lubrication, minor repairs, or washing are permitted only if located within a *completely enclosed building*] Boat fuel sales, open or enclosed, without restriction as to location

C. *Accessory Uses*

* * *

32-25

Use Group 16

* * *

B. AUTOMOTIVE SERVICE ESTABLISHMENTS

Automotive service stations, open or enclosed, provide that facilities for lubrication, minor repairs, or washing are permitted only if located with a completely enclosed building

* * *

32-31

By the Board of Standards and Appeals

* * *

Automotive service stations, open or enclosed, with sites of not less than 7,500 square feet per establishment, and provided that facilities for lubrication, minor repairs, or washing are permitted only if located within a *completely enclosed building*.

C2 C4 C7

* * *

32-32

By the City Planning Commission

* * *

Public parking garages

Limited in capacity to 100 spaces

C1

- C2-1 C4-1
- C2-2 C4-2 C8-1
- C2-3 C4-3 C8-2
- C2-4 C4-4 C7 C8-3
- C2-5
- C2-6 C4-5
- C2-7 C4-6
- C2-8 C4-7 C5 C6 C7 C8-4

With capacity of more than 150 spaces

With any capacity

Public parking lots

Limited in capacity to 100 spaces

C1

With capacity of more than 150 spaces

- C2 C4 C6 C7 C8
- C5 C7

With any capacity

* * *

73-10 SPECIAL PERMIT USES

* * *

73-21

Automotive Service Stations

73-211

Location in C2, C4, C6, or C7 Districts

In any C2, C4, C6, or C7 District whose longer dimension is 375 feet or more (exclusive of land in streets), the Board may permit *automotive service stations*, provided that the following findings are made:

* * *

The Board shall prescribe the following conditions:

0 0 0

(e) That *accessory business signs* shall be subject to the applicable district *sign* regulations, provided that:

(1) In C2 Districts, the provisions of Section 36-642 (Non-illuminated signs) and Section 32-643 (Illuminated non-flashing signs) shall be modified to permit *non-illuminated* or *illuminated non-flashing signs* with a total surface area not exceeding 150 square feet on any zoning lot.

(2) The provisions set forth in Section 32-652 (Permitted projection in all other Commercial Districts) may be modified in accordance with the provisions of Section 73-212 (Projection of accessory signs).

* * *

The Board shall refer each application for a permit for an automotive service station to the City Planning Commission for a report.

The Board may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, and to protect *residential zoning lots* which are adjoining or across the street.

* * *

74-50 OFF-STREET PARKING ESTABLISHMENT

74-512

In other Districts

In C2-1, C2-2, C2-3, C2-4, C4-1, C4-2, C4-3, C4-4, C7, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2, or M3 Districts, the City Planning Commission may permit *public parking garages* or *public parking lots* with more than 150 spaces, provided that the applicable regulations set forth in Section 36-53 or Section 44-43 (Location of Access to the Street), Sec-

tion 36-55 or Section 44-44 (Surfacing), and Section 36-56 or Section 44-45 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such *public parking garage*, or may permit floor space on one or more *stories* and up to a height of 23 feet above *curb level* to be exempted from the definition of *floor area* as set forth in Section 12-10 (Definitions). As a condition of permitting such *use*, the Commission shall make the following findings:

* * *

74-513

In C7 Districts

In C7 Districts, the City Planning Commission may permit *public parking garages* or *public parking lots* of any capacity, provided that the applicable regulations set forth in Section 36-53 (Location of Access to the Street), Section 36-55 (Surfacing), and Section 36-56 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such *public parking garage*, or may permit floor space on one or more *stories* and up to a height of 23 feet above *curb level* to be exempted from the definition of *floor area* as set forth in Section 12-10 (Definitions). As a condition of permitting such use, the Commission shall make the following findings:

(a) That the principal vehicular access for such use is located on an arterial highway, or major street, or a secondary street within one-quarter mile of an arterial highway or major street.

(b) That such use is so located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas.

(c) That such use has adequate reservoir space at the vehicular entrances to accommodate either 10 automobiles or five per cent of the total parking spaces provided by the use, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.

(d) That the streets providing access to such use will be adequate to handle the traffic generated thereby.

(e) That, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development or adjacent areas.

(f) That, where any floor space is exempted from the definition of *floor area*, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on *signs* or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from *lot lines*.

* * *

BOROUGH OF BROOKLYN

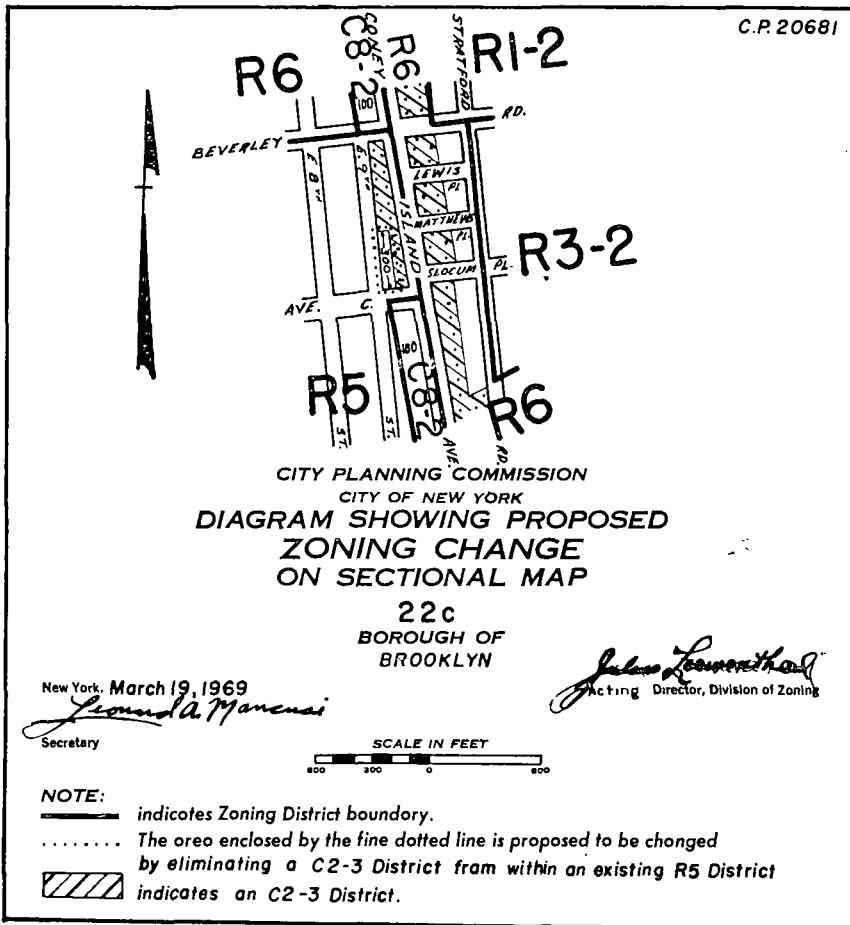
No. 34

(CP-20681)

IN THE MATTER OF a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 22c, eliminating from within an existing R5 District, a C2-3 District bounded by Avenue C, East 9th Street, a line 300 feet north of Avenue C and a line midway between East 9th Street and Coney Island Avenue, Borough of Brooklyn.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Section 200 of the New York City Charter, hereby fixes Wednesday, April 16, 1969, at 10 a. m. in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on amendment of the Zoning Map, Section No. 22c eliminating from within an existing R5 District, a C2-3 District bounded by Avenue C, East 9th Street, a line 300 feet north of Avenue C and a line midway between East 9th Street and Coney Island Avenue, Borough of Brooklyn, as shown on a diagram bearing the signature of the Secretary and dated March 19, 1969.



CAPITAL BUDGET

No. 35

(CB-68-12)

Proposed amendment of the 1968-1969 Capital Budget, under the Housing and Development Administration, for Project ES-49, "Planning and Early Execution

Costs, Rehabilitation Programs Within Areas Designated for Urban Renewal," to increase funds from \$200,000 to \$2,222,000.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Sections 216 and 224 of the New York City Charter, hereby fixes Wednesday, April 16, 1969, in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on the proposed amendment of the Capital Budget, under the Housing and Development Administration, for Project ES-49, "Planning and Early Execution Costs, Rehabilitation Programs Within Areas Designated for Urban Renewal," to increase funds from \$200,000 to \$2,222,000.

No. 36

(CB-68-13)

Proposed amendment of the 1968-1969 Capital Budget under the Housing and Development Administration to add a new line for Project HD-5, "Examination of Plans, Inspection, and Other Building Department Services Required in Connection with Public Capital Improvements," in the amount of \$850,000.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Sections 216 and 224 of the New York City Charter, hereby fixes Wednesday, April 16, 1969, in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on the proposed amendment of the Capital Budget for 1968-1969 under the Housing and Development Administration, to add a new line for Project HD-5, "Examination of Plans, Inspection, and Other Building Department Services Required in Connection with Public Capital Improvements," in the amount of \$850,000.

No. 37

(CB-68-14)

Proposed amendment of the 1968-1969 Capital Budget for Project ES-77, "Special Neighborhood Capital Improvement Programs, City-Wide," to increase funds from \$8,000,000 to \$17,000,000 and to change the title to "Regional Manpower Systems."

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Sections 216 and 224 of the New York City Charter, hereby fixes Wednesday, April 16, 1969, in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on the proposed amendment of the Capital Budget for 1968-1969 for Project ES-77, "Special Neighborhood Capital Improvement Programs, City-Wide," to increase funds from \$8,000,000 to \$17,000,000 and to change the title to "Regional Manpower Systems."

III. PUBLIC HEARINGS

HOUSING AND DEVELOPMENT

BOROUGH OF BROOKLYN

No. 38

(C-20661)

PUBLIC HEARING in the matter of communication, dated February 5, 1969, from the Housing and Development Administration, submitting for approval, pursuant to Article II of the Private Housing Finance Law (Limited-Profit Housing Companies Law) of the State of New York, a **Plan for a City-aided limited-profit housing project, to be known as Harbor Houses** proposed to be constructed by the Harbor Houses, Inc. in the air-rights over the New York City Transit Authority's property, in the area bounded generally by **37th Street, 9th Avenue, 39th Street and 7th Avenue**, Borough of Brooklyn.

(On March 5, 1969, Cal. No. 21, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearances—Melvin Ginsburg, representing Luis Munoz Manpower; Joseph F. Murphy, representing Prospect Park South Homeowners and Taxpayers Association; Ida H. Maye Staiano, representing Sunset Park Planning Commission; Alfonso Di Meo, representing Housing and Development Administration; Ruben R. Gordon.

On motion, it was unanimously voted to close the hearing.

CITY MAP CHANGES

—
BOROUGH OF RICHMOND
—

No. 39 (CP-20673)

PUBLIC HEARING in the matter of communication, dated January 27, 1969, from the President, Borough of Richmond, transmitting Map No. 3725, establishing the **lines and grades of a street system within the area bounded by Willow Road East, Vedder Avenue, Willowbrook Road, Jaffe Street, Levit Avenue and Devens Street, Borough of Richmond.**

(On February 14, 1969, Cal. No. 121, the Board of Estimate referred this matter to the Commission; on March 5, 1969, Cal. No. 22, the Commission fixed this day for a hearing, which has been duly advertised.)

Appearance—L. F. Rothkrug.

On motion, it was unanimously voted to close the hearing.

—
BOROUGH OF THE BRONX
—

No. 40 (CP-20552)

PUBLIC HEARING in the matter of communication, dated November 1, 1968, from the President, Borough of The Bronx, submitting map showing the **modifications of street lines of Dreiser Loop and Bellamy Loop, the layout of grades necessitated thereby, and the elimination of four sewer easements, Borough of The Bronx**

(On November 1, 1968, Cal. No. 169, the Board of Estimate referred this matter to the Commission; on March 5, 1969, Cal. No. 23, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

—
BOROUGH OF QUEENS
—

No. 41 (CP-20652)

PUBLIC HEARING in the matter of communication, dated January 15, 1969, from the President, Borough of Queens, transmitting Map No. 4552 showing change in the street system heretofore laid out, including the **layout of a sewer easement within the territory bounded by 37th Avenue, Dougleston Parkway, 38th Drive and 231st Street, Borough of Queens.**

(On January 23, 1969, Cal. No. 148, the Board of Estimate referred this matter to the Commission; on February 19, 1969, Cal. No. 30, the Commission fixed March 5, 1969 for a hearing; on March 5, 1969, Cal. No. 40, the hearing was continued to March 19, 1969.)

Appearance—Joseph Mattone, representing Irving Rubin.

On motion, it was unanimously voted to close the hearing.

—
No. 42 (CP-20669)

PUBLIC HEARING in the matter of communication, dated February 5, 1969 from the President, Borough of Queens, transmitting Map No. 4555 showing the **elimination of a portion of a Park heretofore laid out within the territory bounded by Northern Boulevard, Parsons Boulevard, 38th Avenue and Bowne Street, Borough of Queens**

(On February 14, 1969, Cal. No. 117, the Board of Estimate referred this matter to the Commission; on March 5, 1969, Cal. No. 24, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

ZONING

BOROUGH OF RICHMOND

No. 43

(CP-20571)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 27b, **changing from an R2 District to an R3-2 District, and establishing therein a C1-1 District, bounded by South Railroad Avenue, a line 150 feet north of Guyon Avenue, a line 150 feet east of South Railroad Avenue, and a line 100 feet south of Guyon Avenue, Borough of Richmond.**

(On January 15, 1969, Cal. No. 3, the Commission fixed February 19, 1969 as a date for a hearing; on February 19, 1969, Cal. No. 49, the hearing was continued to March 19, 1969.)

Appearances—Ida Maye Staiano, representing Sunset Park Planning Commission; Robert C. Schultz, Gerard P. Dugan, Hugh B. McFarland, representing Oakwood Civic Association; Alexander Sanko, Joseph A. Lubue, representing Tonneson-Brunaes, D. Campbell; Geo. E. Fries; Margaret Nicholas; Lois Rudy; Mrs. Charles H. Debus; Mrs. James Styles; Mrs. Arlene Skratt; Walter Powonsky; Mrs. Alice F. Jacobson; Mrs. William Lynch; Jean M. Rouvell; Yvonne Rouvell; Ruben R. Gordon.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF BROOKLYN

No. 44

(CP-20678)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section Nos. 16d and 22c, **changing from an M1-2 District to an R7-1 District** property bounded by **37th Street, 9th Avenue**, a line 360.5 feet southerly from 37th Street and **7th Avenue** and its prolongation, Borough of Brooklyn.

(On March 5, 1969, Cal. No. 25, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

BOROUGH OF THE BRONX

No. 45

(CP-20674)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 7a, **changing from an R3-2 District to an M1-1 District** property bounded by **Zerega Avenue, Seward Avenue**, a line 100 feet east of **Havemeyer Avenue** and a line midway between **Homer Avenue** and **Seward Avenue**, Borough of The Bronx.

(On March 5, 1969, Cal. No. 26, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

No. 46

(CP-20677)

PUBLIC HEARING in the matter of a zoning change, pursuant to Section 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 7a, **changing from an R3-2 District to an R5 District** property bounded by **White Plains Road**, a line 400 feet south of **Lacombe Avenue**, the westerly United States pierhead and bulkhead line of **Pugsley's Creek** and a line 450 feet south of **Lacombe Avenue**, Borough of The Bronx.

(On March 5, 1969, Cal. No. 27, the Commission fixed this day for a hearing, which has been duly advertised.)

There were no appearances.

On motion, it was unanimously voted to close the hearing.

MATTERS NOT ON CALENDAR—CONSIDERED BY UNANIMOUS CONSENT.

Iib. FIXING WEDNESDAY, APRIL 16, 1969— FUTURE PUBLIC HEARINGS

CAPITAL BUDGET

No. 47 (CB-68-15)

Proposed amendment of the Capital Budget for 1968-1969, under the Fire Department, to add a new line to provide additional funds for Project F-178, "New Engine Company and Spare Ladder at the northeast corner of Annadale Road and Leverett Avenue, Eltingville, Richmond," in the amount of \$160,000.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Sections 216 and 224 of the New York City Charter, hereby fixes Wednesday, April 2, 1969, in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on the proposed amendment of the Capital Budget for 1968-1969, under the Fire Department, to add a new line to provide additional funds for Project F-178, "New Engine Company and Spare Ladder at the Northeast Corner of Annadale Road and Leverett Avenue, Eltingville, Richmond," in the amount of \$160,000.

No. 48 (CB-68-16)

Proposed amendment of the Capital Budget for 1968-1969, under the Board of Education, to add a new line for Project E-800, "Intermediate School 84, The Bronx, vicinity Longfellow Avenue and Jennings Street" in the amount of \$5,650,000, and to delete Line 34, Project E-1268, "Intermediate School 147, The Bronx, vicinity Webster Avenue and Claremont Parkway," in the amount of \$5,650,000.

On motion, the following resolution was unanimously adopted:

Resolved, That the City Planning Commission, pursuant to Sections 216 and 224 of the New York City Charter, hereby fixes Wednesday, April 2, 1969, in Room 16, City Hall, Borough of Manhattan, City of New York, as the time and place for a public hearing on the proposed amendment of the Capital Budget for 1968-1969, under the Board of Education, to add a new line for Project E-800, "Intermediate School 84, The Bronx, Vicinity Longfellow Avenue and Jennings Street" in the amount of \$5,650,000, and to delete Line 34, Project E-1268, "Intermediate School 147, The Bronx, Vicinity Webster Avenue and Claremont Parkway," in the amount of \$5,650,000.

FUTURE PUBLIC HEARING, APRIL 16, 1969.

ZONING

BOROUGH OF THE BRONX

(CP-20662)

IN THE MATTER OF an application pursuant to Section 74-511 of the Zoning Resolution, from 1581 Jerome Ave. Realty Corp. for the **grant of a special permit involving a proposed public garage** having a capacity of about 71 cars on property located at the **northwest corner of Jerome Avenue and West Mount Eden Avenue**, Borough of The Bronx.

Plans for this proposed public garage are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N. Y. 10007.

(On March 5, 1969, Cal. No. 28, the Commission fixed April 2, 1969, as the date for a hearing; on March 19, 1969, the hearing was rescheduled for April 16, 1969.)

On motion, the Commission adjourned at 12.17 p. m., to meet Wednesday, April 16, 1969, at 10 a. m., in Room 16, City Hall, Manhattan.

LEONARD A. MANCUSI, Secretary.